

A RESOLUTION **2018-12-13-0057R**

GRANTING THE CITY OF SAN ANTONIO'S CONSENT TO BEXAR COUNTY'S CREATION OF A PUBLIC IMPROVEMENT DISTRICT ("PID") PURSUANT TO THE PETITION OF SPH CULEBRA, LTD., A TEXAS LIMITED PARTNERSHIP, VISE OAKS I LTD., A TEXAS LIMITED PARTNERSHIP, CAMPBELTON ROAD, LTD., A TEXAS LIMITED PARTNERSHIP, BECKER RANCH, LTD., A TEXAS LIMITED PARTNERSHIP; ("WESTPOINTE OWNERS"), OWNERS OF APPROXIMATELY 2,382.9 ACRES OF LAND LOCATED IN WEST BEXAR COUNTY, WEST OF LOOP 1604 SOUTH AND NORTH OF U.S. HIGHWAY 90 WEST TO BE NAMED THE WESTPOINTE SPECIAL IMPROVEMENT DISTRICT ("DISTRICT") AND ESTABLISHING CONDITIONS WITH RESPECT THERETO.

* * * * *

WHEREAS, the WESTPOINTE OWNERS collectively own approximately 2,382.9 acres generally located in West Bexar County, west of Loop 1604 South and north of U.S. Highway 90 West, within the extraterritorial jurisdiction (ETJ) of the City San Antonio, Bexar County, Texas, and

WHEREAS, the WESTPOINTE OWNERS submitted a petition to Bexar County, pursuant to Chapter 382 of the Texas Local Government Code, to create a 2,382.9 acre Public Improvement District to be named the Westpointe Special Improvement District (the "District") which specifically consists of two (2) proposed tracts: the Westpointe East tract and the Westpointe West tract (collectively known as the "Westpointe Properties" as well as certain existing portions of Talley Road used to connect the Westpointe Properties, as more particularly described in the WESTPOINTE OWNERS' Master Development Plan attached hereto as **Exhibit "A"**; and

WHEREAS, the WESTPOINTE OWNERS have requested that the County delegate the powers and duties of a road district; the authority to construct, acquire, improve, maintain, or operate macadamized, graveled, or paved roads or turnpikes, or improvements in aid of those roads or turnpikes; and the power to provide water, wastewater, and drainage facilities. The City is amenable to consent to the County's delegation of these powers and duties subject to the WESTPOINTE OWNERS' continual compliance with all City construction standards, regulatory ordinances and subdivision requirements applicable to properties in the City's ETJ and all other conditions set forth in the proposed Development Agreement between the parties attached hereto as **Exhibit "B"**; and

WHEREAS, the City recognizes that the construction of roads, water, wastewater and other infrastructure to serve the planned residential development has the potential of impacting the City's existing and future public infrastructure serving other properties within the City's ETJ in the future and, therefore, the City has an interest in ensuring that the proposed PID does not unduly burden the City's infrastructure as well as that which will be constructed and/or expanded into the City's ETJ pursuant to the City's current and future long-term capital improvement planning; and

WHEREAS, Peoples Verdes Ranch Holding, Co. Ltd., A Texas Limited Partnership and Vise SPH, Ltd., A Texas Limited Partnership ("WESTLAKES OWNERS") own three (3) nearby tracts of land containing approximately 359.282 acres of land known as the "Westlakes Properties" that are

generally located along Loop 1604 South, and are more particularly described and depicted in the attached **Exhibit "C"**, which are not part of the proposed District and will not be developed as part of the overall development project that forms the basis of the District; and

WHEREAS, although the Westlakes Properties are not a part of the proposed District, the WESTLAKES OWNERS intend to develop the Westlakes Properties and in exchange for the City's consent to the creation of the District, have agreed to comply with certain land use restrictions imposed by the City in order to protect the areas surrounding the United States Military installation ("Military Protection Area") from the effects of the proposed development of the Westlakes Properties; and

WHEREAS, on November 28, 2018, the Planning Commission of the City of San Antonio recommended that the City Council consent to the creation of the District, subject to the execution of a Development Agreement with the WESTPOINTE OWNERS and the WESTLAKES OWNERS providing certain terms and conditions designed to protect the aforementioned interests of the City and the Military Protection Area; and

WHEREAS, the City Council finds that it is prudent that said Development Agreement shall serve as the WESTPOINTE OWNERS' AND WESTLAKES OWNERS' voluntary petition for annexation for both the Westpointe Properties and Westlakes Properties based on the terms and conditions set forth in the Development Agreement and shall include an agreement regarding services to be provided to the Westpointe and Westlakes Properties by the City in the event of annexation pursuant to Chapters 43 and 212 of the Texas Local Government Code; **NOW THEREFORE:**

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

SECTION 1. The City of San Antonio hereby consents (1) to the creation of a Public Improvement District ("District") within the City's extraterritorial jurisdiction by Bexar County to be named the Westpointe Special Improvement District ("District") which is to consist of approximately 2,382.9 acres generally located in West Bexar County, west of West Loop 1604 South and north of U.S. Highway 90 West, as more particularly depicted and/or described in the WESTPOINTE OWNERS' Master Development Plan attached hereto as **Exhibit "A"**; and (2) to the County's delegation to the District of (i) powers granted by Section 52, Article III of the Texas Constitution and the powers and duties of a road district in accordance with Section 382.101 of the Texas Local Government Code, save and except the powers to exercise eminent domain and to annex or exclude property from the District; and (ii) the power to provide water, wastewater or drainage facilities in accordance with Section 382.101 of the Texas Local Government Code, save and except the power to provide retail water, wastewater and drainage services or to obtain a Certificate of Convenience and Necessity for either water or wastewater services to customers within the District.

SECTION 2. The City's consent to the creation of the District is conditioned upon the WESTPOINTE and WESTLAKES OWNERS' execution of a Development Agreement setting forth terms and conditions to the City's consent, including, but not limited to, WESTLAKES OWNERS' agreement to comply with land use restrictions as set forth in the Development Agreement as more particularly provided in the Development Agreement attached hereto as **Exhibit "B"** as well as that said Development Agreement shall serve as voluntary petitions for annexation of the Westpointe Properties and/or the Westlakes Properties depending on the nature and location of any violation of the Development Agreement.


SECTION 3. To the extent permitted by law, the City Council's consent, pursuant to Chapter 382.101 of the Texas Local Government Code, shall remain in effect so long as the WESTPOINTE and WESTLAKES Owners comply with the above-described Development Agreement, including, but not limited to, Article VI and Article VII of the Development Agreement. In the event of any conflict between the terms and conditions of this Resolution and the Development Agreement, the relevant terms and conditions of the Development Agreement shall control over the terms and conditions of this Resolution. If any provision of this Resolution or the application of any provision of this Resolution to any circumstance shall be held to be invalid, the remainder of this Resolution and the application of the remainder of this Resolution to other circumstances shall nevertheless be valid, as if such invalid provision had never appeared in this Resolution, and this Resolution would have been enacted without such invalid provision.

SECTION 4. This Ordinance shall become effective immediately upon passage by eight (8) votes of the City Council and if passed upon fewer than eight (8) votes after the tenth (10th) day after passage thereof.

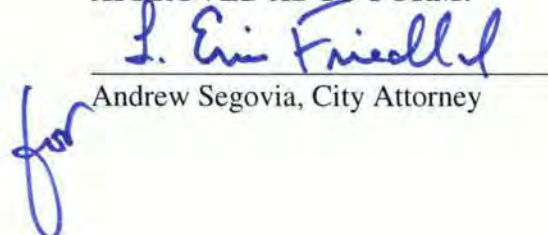
PASSED AND APPROVED this 13th day of December 2018.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney

Agenda Item:	49A (in consent vote: 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15A, 15B, 16A, 16B, 16C, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37, 38, 39, 40, 41, 43, 44, 45, 46, 47, 48, 49A, 49B, 50A, 50B, 50C, 51A, 51B, 51C, 52, Z-1, 53, Z-2)						
Date:	12/13/2018						
Time:	11:10:11 AM						
Vote Type:	Motion to Approve						
Description:	Resolution granting the City's consent with certain conditions to the creation by Bexar County of the proposed Westpointe Public Improvement District (PID) which is generally located west of West Loop 1604, east of Talley Road and north of Highway 90 West within the City of San Antonio's extraterritorial jurisdiction (ETJ).						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x				x
Rebecca Viagran	District 3		x			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				

EF
12/13/2018
Item No. 49A

EXHIBIT “A”

[illegible]

Date		Time		Place		Remarks	
Day	Month	Hour	Minute	City	State	Country	Notes
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31	31	31	31	31	31	31	31

[illegible][illegible]

FIGURE 1
NORTH SIDE CASE
PAGE 1 OF 10

The following information was obtained from the file maintained by the New York State Department of Social Services, Division of Child Welfare, regarding the case of the child named above.

The child was born on [redacted] at [redacted], New York City. The mother's name is [redacted]. The father's name is [redacted].

The child was placed in the care of [redacted] on [redacted]. The placement was made pursuant to a court order issued by the Family Court of the City of New York.

The child is currently residing at [redacted]. The placement is being provided by [redacted].

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[illegible][illegible]

WESTPOINTE EAST
SAN ANTONIO, TEXAS
MAJOR AMENDMENT
1,629.5 ACRE TRACT
MASTER DEVELOPMENT PLAN

LEGEND

Shaded Areas -
 (1) Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805

**PAPE-DAWSON
ENGINEERS**

201-277-0000 | 200 West 34th Street | New York, NY 10018
Fax: 212-714-6104

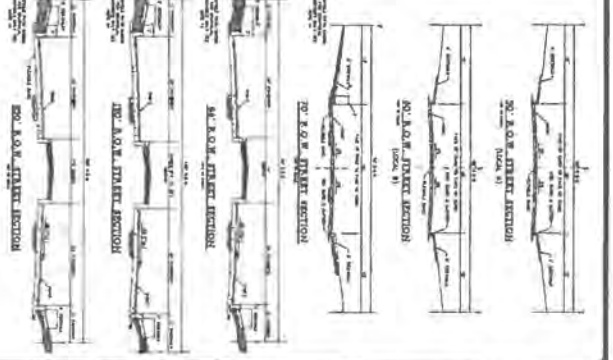
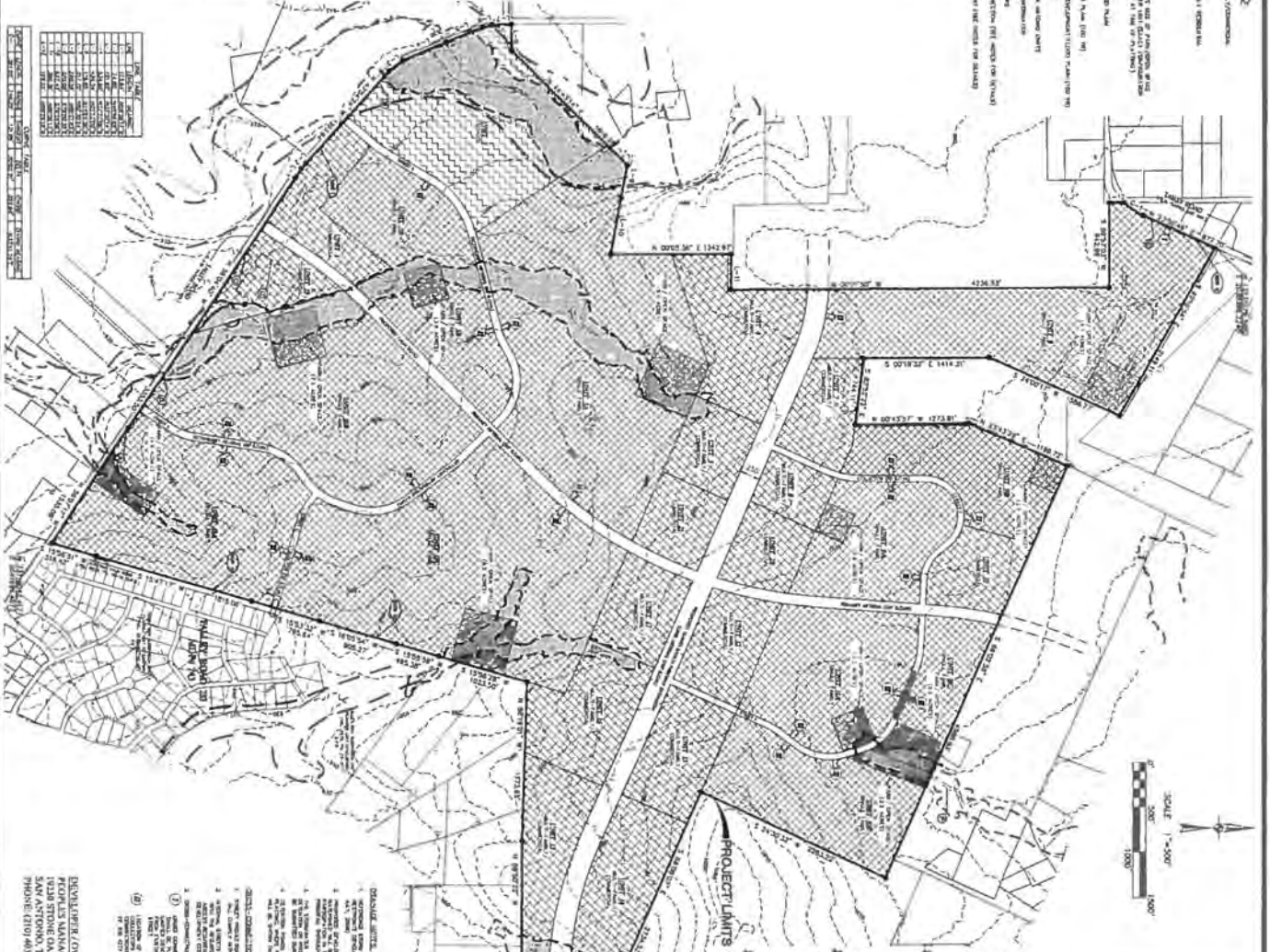
Equal Opportunity Employer M/F/H/V



LEGEND

- WATER (RIVER, CREEK, OCEAN)
- ROAD (1 LANE + 2 LANE ROAD)
- BUILDING (HOUSE, SHED, GARAGE, ETC.)
- POWER LINE (ELECTRIC, TELEPHONE, ETC.)
- CITY OR TOWN (CITY CENTER, TOWN CENTER)
- AIRPORT (AIRPORT, HELIPORT, ETC.)
- RAILROAD (RAILROAD, TRAM, ETC.)
- AIRPORT (AIRPORT, HELIPORT, ETC.)
- AIRPORT (AIRPORT, HELIPORT, ETC.)

UNIT	LAB USE	ACADEMIC	RESEARCH		TEACHING		TOTAL
			LABOR	ADMIN	LABOR	ADMIN	
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5	SCIENCE LAB	115.4	---	---	---	---	115.4
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59	SCIENCE LAB	13.8	---				

[illegible]

RIGHT OF WAY DEDICATION

THE STATE OF CALIFORNIA, COUNTY OF SAN JOSE, ss. I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original of record in the office of the County Clerk, San Jose, California, on this _____ day of _____, 20____.

WITNESSED my hand and the seal of said County, at San Jose, California, this _____ day of _____, 20____.

County Clerk

[illegible]

ENGINEER:
PAGE DAWSON ENGINEERS, INC.
555 E. KANSLEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-0000
FAX: (210) 375-8010

DATE APR 20 1971
BY JO
C100

9/15/2023
MDP# 018-08

ON RECEIVED BY
DATE: 01/11/01
TIME: 11:00

WESTPOINTE WEST
1,417.24 ACRE TRACT
MASTER DEVELOPMENT PLAN
Exhibit "A" - Corrected

**PAPE-DAWSON
ENGINEERS**

TEL: 214.375.8821 | SAN ANTONIO, TEXAS 78216 | PHONE: 214.375.8821
FAX: 214.375.8045

EF
12/13/2018
Item No. 49A

EXHIBIT “B”

**WESTPOINTE AND WESTLAKES
DEVELOPMENT AGREEMENT**

SCANNED

This Development Agreement (this "Agreement") is entered by and between the **City of San Antonio**, a Texas home-rule municipal corporation within Bexar County, Texas (hereinafter, referred to as "City"), **SPH Culebra, Ltd.**, a Texas limited partnership, **Vise Oaks I, Ltd.**, a Texas limited partnership, **Campbelton Road, Ltd.**, a Texas limited partnership, **Becker Ranch, Ltd.**, a Texas limited partnership, **Vise SPH, Ltd.**, a Texas limited partnership, and **Peoples Verdes Ranch Holdings Co., Ltd.**, a Texas limited partnership (collectively, hereinafter, referred to as "Owners"). The City and Owners, collectively, hereinafter, referred to as "Parties" or in the singular as "Party."

RECITALS

Whereas, the Owners submitted a petition to Bexar County, Texas ("County"), on December 15, 2017, and an application to the County, on January 17, 2018, to create a public improvement district to be named the Westpointe Special Improvement District ("District") pursuant to Chapter 382 of the Texas Local Government Code, as amended (the "Code"); and

Whereas, the District, and the District Property (as defined herein), is approximately 2,382.9 acres, which specifically consists of two (2) proposed tracts: the "Westpointe East" tract and the "Westpointe West" tract (collectively, the "Westpointe Properties") as well as certain existing portions of Talley Road used to connect the Westpointe Properties, all as more particularly described in **Exhibit "A"** and **Exhibit "B"** attached hereto and incorporated herein for all purposes; and

Whereas, concurrently with the City's consent to the County's creation of the District, the Owners will agree to impose certain land use and development controls related to land uses, density restrictions, and lighting and sound attenuation overlays on the "Westlakes Properties" (as defined herein) to increase compatibility with the neighboring Lackland Annex; and

Whereas, the Parties desire to enter into this Agreement pursuant to Subchapter G of Chapter 212 of the Texas Local Government Code, § 212.172, et. sec. to reflect that in consideration of Owners' agreement to abide by and comply with the terms of this Agreement and the conditions stated herein, City will agree to consent to (1) the establishment of the District within the City's extraterritorial jurisdiction ("ETJ") and the inclusion of the District Property therein; and (2) to the County's delegation to the District of (i) powers granted by Section 52, Article III of the Texas Constitution and the powers and duties of a road district in accordance with Section 382.101 of the Code, save and except the powers to exercise eminent domain, annexation and exclusion of property from the District; and (ii) the power to provide water, wastewater, or drainage facilities in accordance with Section 382.101 of the Code, except that the City does not consent to the retail

provision of water, wastewater and drainage services or to a Certificate of Convenience and Necessity for either water or wastewater services to customers within the District.

NOW, THEREFORE, in consideration of the mutual covenants and agreements, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties now wish to enter into this Agreement and agree as follows:

I. DEFINITIONS

1.1 "Agreement" shall mean this document executed by the Parties, which may be amended from time to time, pursuant to the provisions contained herein.

1.2 "Annexation Area" shall mean the area of the Westpointe Properties (or any portion thereof) and/or the Westlakes Properties (or any portion thereof) that the City determines in its sole discretion to annex in accordance with this Agreement.

1.3 "City" and "County" shall have the meanings specified above.

1.4 "Code" shall mean the Texas Local Government Code, as amended.

1.5 "District" shall mean the Westpointe Special Improvement District, which is a public improvement district, created pursuant to Chapter 382 of the Code and consisting of the District Property, the boundaries being more particularly described in **Exhibit "A"** and **Exhibit "B,"** attached hereto and incorporated herein for all purposes.

1.6 District Property shall refer to that certain approximate 2,382.9 acres of property, which consists of two (2) proposed tracts as follows: (1) the "Westpointe East" tract; and (2) the "Westpointe West" tract (collectively, the Westpointe Properties) as well as certain existing portions of Talley Road used to connect the Westpointe Properties. The District Property is more particularly described by the metes and bounds attached hereto as **Exhibit "A"** and illustrated in **Exhibit "B,"** which are incorporated herein for all purposes.

1.7 "Effective Date" shall mean the effective date of the County's order creating the District.

1.8 "Master Development Plan" ("MDP") shall mean the proposed plan(s) of development for any portion of the Westpointe Properties and/or any portion of the Westlakes Properties as approved by the City in accordance with the Unified Development Code.

1.9 "Project" shall have the meaning specified in Section 3.1 of this Agreement.

1.10 "Owners" shall have the meaning specified above and include any successors and

assigns.

1.11 "Onsite" shall mean those certain public improvements and infrastructure within both the boundaries of the District and the boundaries of the Master Development Plan(s) (and any subsequent MDP amendments thereto in accordance with Section 3.2) for the Westpointe Properties, which may be designed and/or constructed (or cause to be designed and/or constructed) in conjunction with the development of the property adjacent to such public improvements and infrastructure, as further described in Section 3.3(A).

1.12 "Offsite" shall mean any improvements and infrastructure not considered Onsite.

1.13 "Unified Development Code" ("UDC") shall mean Chapter 35 of the City's Code of Ordinances.

1.14 Westpointe Properties shall refer to two (2) tracts, which include: the "Westpointe East" tract and the "Westpointe West" tract. The Westpointe Properties are more particularly described by the metes and bounds attached hereto as **Exhibit "A"** and illustrated in **Exhibit "B,"** which are incorporated herein for all purposes, but does not include the certain existing portions of Talley Road used to connect the Westpointe Properties.

1.15 Westlakes Properties shall mean a total of approximately 359.282 acres, consisting of the "Westlakes East of Loop 1604 – Northeastern Tract," the "Westlakes East of Loop 1604 – Southeastern Tract," and the "Westlakes West of Loop 1604 Tract," being more particularly described by **Exhibit "C"** and **Exhibit "D"** attached hereto and incorporated herein for all purposes. The Westlakes Properties are not included within the District (nor the District Property) and will not be developed for the Project.

Singular and Plural: Words used herein in the singular, where the context so permits, also includes the plural and vice versa, unless otherwise specified.

II. REPRESENTATIONS

2.1 The recitals set forth hereinabove are included here as if set out in full and are part of the conditions of this Agreement and binding on Parties.

2.2 Owners represent to City that collectively they are the owners of the Westpointe Properties and/or the Westlakes Properties and have the legal capacity and authority to enter into this Agreement and to perform the requirements of this Agreement.

2.3 Owners acknowledge that any improvements or contributions made to the District Property in anticipation of payment or reimbursement from the District shall not be, nor construed to be, financial obligations of the City and the City is not involved in the creation of the District or is in any other way required or obligated to perform any actions, contribute any

funds or resources or otherwise participate in the establishment of the District, except as provided in this Agreement.

2.4 Owners acknowledge that the City's consent described in Section 5.1 below is for the boundaries of the District and the District Property, as described in **Exhibit "A"** attached hereto as well as to the Project, as described herein.

III. THE PROJECT

3.1 **Project.** The Project consists of certain proposed Onsite public infrastructure on the Westpointe Properties, as further described in Section 3.3(A).

3.2 The MDP(s) for the Westpointe Properties (or any portion thereof) may be amended from time to time through the process outlined in the City's Unified Development Code ("UDC") as it exists as of the Effective Date.

3.3 **Proposed Public Infrastructure.**

A. The Owners/developer may construct, or cause the construction of, certain Onsite public improvements and infrastructure on the Westpointe Properties, in conjunction with the development of the property adjacent to such public improvements and infrastructure as follows:

i. On Westpointe East:

- a. Alamo Parkway within the Westpointe East property, as generally illustrated on **Exhibit "B."**
- b. Collector and arterial roads, as generally illustrated within the MDP attached hereto as **Exhibit "E"** and incorporated herein for all purposes (and any subsequent MDP amendments thereto in accordance with Section 3.2).

ii. On Westpointe West:

- a. Galm Road, a four-lane secondary arterial within the Westpointe West property, as generally illustrated on **Exhibit "B."**
- b. Alamo Ranch Parkway, a four-lane primary arterial within the Westpointe West property, as generally illustrated on **Exhibit "B."**

- c. Collector and arterial roads, as generally illustrated within the MDP attached hereto as **Exhibit "E"** (and any subsequent MDP amendments thereto in accordance with Section 3.2).
- B. The Owners/developer may participate in the construction of, or cause the construction of, certain Offsite improvements and infrastructure as follows:
 - i. Alamo Ranch Parkway offsite from Alamo Ranch Parkway to Westpointe West, as generally illustrated on **Exhibit "B."**
 - ii. Medio Creek Offsite Sanitary Sewer Main (oversized per SAWS Capital Improvement Plan), as generally illustrated on **Exhibit "B."**
 - iii. Alamo Parkway offsite (and bridge crossing Medio Creek) from the Westpointe East southern boundary to Military Drive, as generally illustrated on **Exhibit "B."**

IV. DEVELOPMENT STANDARDS

4.1 Westpointe Properties. The Owners agree to impose certain development standards on the Westpointe Properties as follows:

- A. Major Thoroughfares: As per the City's UDC, and subject to the provisions herein, the Owners/developer may design/construct (or cause to be designed/constructed) the Onsite major thoroughfares - Galm Road, Alamo Parkway, and Alamo Ranch Parkway – in their general location as shown on the City's Major Thoroughfare Plan ("MTP") and that are within the limits of the District and the MDP(s) (and any subsequent MDP amendments thereto in accordance with Section 3.2 and/or any subsequent MTP amendments). Such major thoroughfares are to be constructed in conjunction with the development of the property adjacent to such thoroughfares. Also, subject to alignment changes, the Owners/developer may design/construct, or cause the design/construction of, the Onsite collector and arterial roadways in their general location and configuration as shown on the existing MDP(s). The Owners/developer reserve the right to re-configure, or cause the reconfiguration of, the Onsite collector and arterial roadway alignments as required to develop the Westpointe Properties, which will be administered through a MDP amendment(s) in accordance with Section 3.2 and/or through the City's process for amending the MTP, as applicable.

- B. Pedestrian Facilities: All Onsite collector streets and arterial streets are to be designed/constructed with pedestrian facilities (e.g. bike lanes, multi-use paths, large-width sidewalks) in accordance with the requirements of the UDC as they exist as of the Effective Date.
- C. Public Transportation Lanes: The Owners/developer propose to design, or cause the design of, the Onsite major thoroughfares with sufficient right-of-way as follows: (1) Alamo Parkway: 120' right-of-way; (2) Alamo Ranch Parkway: 200'-250' right-of-way; and, (3) Galm Road with an additional 15' of right-of-way (for a total of at least 101' of right-of-way on Galm Road).
- D. Connectivity: Onsite single-family subdivisions, with more than 125 lots and with a density of 4.5 units or more per acre, to be developed with a connectivity ratio of at least 1:3.
- E. Affordable Single-Family Housing Goal: The developer will strive to provide at least 10% of the total single-family homes constructed within the District boundaries for sale at a price that is affordable for those whose income is within 80%-120% of the Average Median Income (AMI) for a household size of 4. While this is a stated goal, such goal shall not constitute grounds for "Default" (as defined herein) of this Agreement.
- F. Permitting: Subject to Section 5.10, the Project, and the development of the Westpointe Properties, are not subject to the City's building permits, building inspections, and building fees.

4.2 Westlakes Properties. In consideration of the City's consent described in Section 5.1 below, the Owners also agree to impose the following land use and development controls on the Westlakes Properties (see generally, **Exhibit "D"**):

A. Westlakes East of Loop 1604

i. Northeastern Tract

- a. Development within the Northeastern Tract may include commercial uses and/or industrial uses.
- b. Apply the City's "MLOD-2" Military Lighting Overlay District, as it exists as of the Effective Date.

- c. Apply the City's "MSAO-2" Military Sound Attenuation Overlay District, as it exists as of the Effective Date.
- ii. Southeastern Tract (the tract that shares a property line with the Lackland Annex)
 - a. Development within the front 1,000 ft. of Loop 1604 may consist of commercial uses and/or industrial uses. Any development within the front 1,000 ft. of Loop 1604 is to comply with MLOD-2 and MSAO-2, as they exist as of the Effective Date.
 - b. Prohibit any development outside of the front 1,000 ft. of Loop 1604, except that the Owners/developer may develop and construct up to two (2) single-family residential structures/lots which may include farm/ranch uses with associated structures for such uses; and up to two (2) manufactured homes, provided that such development of the two (2) single-family residential structures/lots and the two (2) manufactured homes will not be located closer than 1,000 feet from the eastern property line. The Owners will seek Joint Base San Antonio ("JBSA") funds for such restriction.
 - c. The development of up to two (2) single-family residential structures/lots which may include farm/ranch uses with associated structures for such uses, referenced immediately above, is to comply with MLOD-2 and MSAO-2, as they exist as of the Effective Date.
 - d. The development of up to two (2) manufactured homes, referenced above, is to comply with MLOD-2 as it exists as of the Effective Date, but is exempt from the MSAO-2.

B. Westlakes West of Loop 1604

- a. The property, as illustrated in **Exhibit "D,"** will be limited to no more than 300 units of multi-family units, attached dwelling units, and/or detached dwelling units (including, but not limited to, apartments, townhouses, duplexes, triplexes, and other similar development).
- b. Apply the City's "MLOD-2" Military Lighting Overlay District, as it exists as of the Effective Date, to the development of the 300 units of multi-family units, attached dwelling units, and/or detached dwelling units (including, but not limited to, apartments, townhouses, duplexes, triplexes, and other similar development).

C. Master Development Plan

- i. No later than three (3) months from an election effectively ratifying the District's creation and authority, an application for an amendment(s) to the MDP(s) for the Westlakes Properties (or any portion thereof) shall be submitted to effectuate all land use and development controls described herein for the Westlakes Properties in accordance with the MDP amendment process outlined in the City's UDC as it exists as of the Effective Date; the Director of the Development Services Department will review and approve such MDP amendment(s) in consultation with the City's Director of the Department of Planning.

4.3 Notice to Purchasers. In each deed from any one of the Owners to a purchaser of any portion of the Westlakes Properties from such Owner(s), notification will be provided regarding the distance from a Military Installation.

V. CONSIDERATION

5.1 In exchange for Owners' agreement to be bound by the terms of this Agreement, City consents to (1) the establishment of the District within the City's ETJ and the inclusion of the District Property therein; and (2) to the County's delegation to the District of (i) powers granted by Section 52, Article III of the Texas Constitution and the powers and duties of a road district in accordance with Section 382.101 of the Code, save and except the powers to exercise eminent domain, and to annex or exclude property from the District; and (ii) the power to provide water, wastewater, or drainage facilities in accordance with Section 382.101 of the Code, save and except the power to provide retail water, wastewater and drainage services or to obtain a Certificate of Convenience and Necessity for either water or wastewater services to customers within the District.

5.2 Non-annexation of Westpointe Properties. The Parties agree that in exchange for Owners' agreement to continually comply with the terms of this Agreement for the term of the Agreement, City will continue the ETJ status of the Westpointe Properties and defer annexation of the Westpointe Properties and the District Property (including any land use regulations, except as provided herein) for the term of this Agreement.

5.3 Non-annexation of Westlakes Properties. The Parties agree that in exchange for Owners' agreement to continually comply with the terms of this Agreement for the term of the Agreement, City will continue the ETJ status of the Westlakes Properties and defer annexation of

the Westlakes Properties and any land use regulations on the Westlakes Properties by the City, except as provided herein, for the term of this Agreement.

5.4 Voluntary petition for annexation for Westpointe Properties. The Parties agree that this Agreement constitutes a voluntary petition to the City for annexation of the Westpointe Properties for full purposes under the provisions of Subchapter C-3 of Chapter 43 of the Texas Local Government Code which shall be deemed submitted to the City on the Effective Date of this Agreement. Subject to Section 5.2 above, the City may exercise its right to annex the Westpointe Properties (or any portion thereof) in its sole discretion upon default of this Agreement by the Owners, subject to the provisions of Sections 6.3 and 6.4 of this Agreement, or at the end of the term of this Agreement. The Parties further agree that this Agreement does not obligate the City to annex the Westpointe Properties (or any portion thereof) at any time.

5.5 Voluntary petition for annexation for Westlakes Properties. The Parties agree that this Agreement constitutes a voluntary petition to the City for annexation of the Westlakes Properties for full purposes under the provisions of Subchapter C-3 of Chapter 43 of the Texas Local Government Code which shall be deemed submitted to the City on the Effective Date of this Agreement. Subject to Section 5.3 above, the City may exercise its right to annex the Westlakes Properties (or any portion thereof) in its sole discretion upon default of this Agreement by the Owners, subject to the provisions of Sections 6.3 and 6.4 of this Agreement, or at the end of the term of this Agreement. The Parties further agree that this Agreement does not obligate the City to annex the Westlakes Properties (or any portion thereof) at any time.

5.6 Owners agree that the voluntary petitions in Section 5.4 and Section 5.5 above may not be revoked and are intended to be and shall be binding upon the Owners, his successors and assigns in ownership of any right, title or interest in and to the Westpointe Properties (or any part thereof) and/or the Westlakes Properties (or any part thereof), as provided in such Section 5.4 and Section 5.5.

5.7 Waiver. To the extent authorized by state and local laws, the Parties agree that the City is only obligated to perform those tasks set forth in Subchapter C-3 of Chapter 43 of the Texas Local Government Code that are required when annexing property under that subchapter. Owners agree that they shall not oppose any action taken by the City to annex the Westpointe Properties and/or the Westlakes Properties under this Agreement or under Subchapter C-3 of Chapter 43 of the Code, provided that such annexation(s) are made in accordance with the provisions of Sections 5.2, 5.3, 5.4, and 5.5 of this Agreement.

5.8 All covenants, agreements and terms contained herein obligating Owners shall, from and after the Effective Date, run with the land (the Westpointe Properties and/or Westlakes

Properties) and shall hereafter bind his successors and assigns and all future owners of properties located within the Westpointe Properties and/or the Westlakes Properties contained therein, including all parts of the Annexation Area.

5.9 The following language shall, from and after the Effective Date, be included in each deed or lease of any real property located within the Westpointe Properties and Westlakes Properties, or by separate document that is recorded, which is executed after the Effective Date of this Agreement:

"This (conveyance or lease, as applicable) is made and accepted subject to that certain voluntary petition for annexation, located in the Development Agreement, executed on _____, 2018, and recorded under Bexar County Document No. [_____], which permits the City of San Antonio to annex the herein described property upon the terms and conditions set forth therein. Acceptance of this conveyance or lease, as applicable, shall evidence your consent and agreement to such annexation by the City and may be relied upon by the City as a beneficiary of your consent and agreement.

Further, this (conveyance or lease, as applicable) is made and accepted subject to the development rules and regulations as described in the Development Agreement. Acceptance of this conveyance or lease, as applicable, shall evidence consent and agreement to such developmental standards rules and regulations which may be relied upon by the City as a beneficiary of your consent and agreement."

5.10 Except as otherwise provided herein, Owners agree that Owners will comply with all municipal rules, regulations, orders, ordinances and other local laws applicable to all properties within the City's ETJ, during all phases of development and construction of the Westpointe Properties and the Westlakes Properties during the term of this Agreement.

5.11 As applicable, and subject to Section 5.12 below, Owners shall comply with the requirements of Section 382.109 of the Code regarding road projects on the Westpointe Properties, as described by Section 382.109 of the Code to the extent such requirements apply to properties located in the City's ETJ.

5.12 Notwithstanding any provision herein to the contrary, the Parties agree and acknowledge that, in accordance with Section 212.172(g), this Agreement constitutes a permit under Chapter 245 of the Code.

5.13 The Parties agree and acknowledge that Section 382.201 of the Code, as it exists on the Effective Date of this Agreement, shall apply to this Agreement.

5.14 Agreement Regarding Services:

In the event the City annexes the Annexation Area pursuant to this Agreement, the Parties agree to the specific provisions under this section which shall constitute an "Agreement Regarding Services" pursuant to section 43.0672 of the Texas Local Government Code. The Parties agree that this Agreement Regarding Services shall run with the land and shall govern all municipal services to be provided to the Annexation Area and that the City shall be under no further obligation to negotiate services with any subsequent owners of any property located or developed within the Annexation Area, provided that upon annexation of the Annexation Area, if the municipal services have changed or otherwise include additional services not referenced herein, the City will provide all municipal services to the Annexation Area that apply to other properties located within the city limits within no more than 3 years from the date of annexation. The Agreement Regarding Services shall survive termination of this Agreement only to the extent the City annexes the Annexation Area pursuant to this Agreement.

In general, the Agreement Regarding Services includes three service components: *(1) Annexation Service Requirements, (2) Additional Services and (3) a Capital Improvement Program.* Providing services includes having services provided by any method or means by which the City extends municipal services to any other area of the City. This may include causing or allowing private utilities, governmental entities and other public and private non-profit service organizations to provide such services by contract in whole or in part. It may also include separate agreements with associations or similar entities. Services are provided and fees are assessed in accordance with the City's Code of Ordinances, as may be amended. Notwithstanding any provision herein to the contrary, municipal services will be provided pursuant to the requirement of the Texas Local Government Code Chapter 43.056(g).

1. Annexation Service Requirements – The following services will be provided in the Annexation Area commencing on the effective date of the annexation for full purposes, unless otherwise noted.

A. Police Protection – The San Antonio Police Department (SAPD) will provide protection and law enforcement services in the Annexation Area commencing on the effective date of annexation pursuant to the requirement of the Texas Local Government Code Chapter 43.056(g).

These services include:

- Routine patrols and responses;
- Handling of complaints and incident reports;
- Special units, such as traffic enforcement, criminal investigations, covert operations, K-9 Unit, Family Assistance Crisis Teams, Bomb Squad, and Special Weapons and Tactics Team (SWAT); and
- Any other services or programs provided to the citizens of San Antonio at the time of annexation.

The Annexation Area will become part of an existing patrol district based upon factors such as the size of the area, population, and the expected number of calls for service. These factors will also determine the need for hiring additional patrol officers to ensure all patrol districts are adequately staffed 24 hours a day, seven days a week, and to maintain an average response time pursuant to the requirement of the Texas Local Government Code Chapter 43.056(g). SAPD San Antonio Fear Free Environment Unit (SAFFE) officers will be available to meet as requested to discuss police issues.

Police Substations are responsible for a Patrol "Service Area," under the command of a Captain. These Service Areas are divided into Patrol Sections. The Patrol Sections, with supervisory responsibilities assigned to Sergeants, are divided into "Patrol Districts." The "Patrol Districts" are geographically defined areas established for several reasons, including but not limited to:

- Serving as a manpower distribution tool based on call volume, population, area size, and geographic variables;
- Providing a means of establishing primary responsibility to individual officers, during their tour of duty, for various activities within a specific geographic area; and
- Providing an efficient and effective means of assigning, identifying, and locating officers, within a generalized area, using currently available technology.

The Annexation Area will be served by the substation assigned to that geographic area. There is no specific number of officers that can be assigned to a patrol district. Patrol districts are staffed with at least one officer, 24 hours a day, seven days a week. Many times multiple officers are assigned to single districts.

Police services are initiated by on-sight officer activity, citizen requests, and any other means available. The most common means by which officers receive their assignments is through direct supervisory command and radio/computer transmissions by police dispatchers.

B. Fire Protection and Emergency Medical Service (EMS) – The San Antonio Fire Department (SAFD) will provide fire protection services and EMS service as provided by requirements of the Texas Local Government Code Chapter 43.056(g). Service will be provided through the use of fire engines, ladder trucks, full-time and peak period EMS ambulances, Medical Officers and Chief Officers. SAFD will be providing fire protection and EMS from the station assigned to that geographic area.

C. Solid Waste Collection Services – Solid Waste Collection services are provided and fees are assessed in accordance with Chapter 14 of the City's Code of Ordinances, as may be amended. Fees for services are assessed monthly on CPS Energy Utility bills. If private collection services are used, the City solid waste fees will not be assessed. Additionally, such services will be provided in accordance with Section 43.0661 of the Texas Local Government Code.

Commercial Solid Waste Services – The City's Commercial collection for garbage are available on a case by case basis for qualifying businesses in a manner similar to residential services. Bulky item, brush and bagged leaf collections are not provided to businesses. If the City-provided commercial service is not desired, businesses may utilize private service providers.

D. Operation and Maintenance of Water and Wastewater Facilities – San Antonio Water System (SAWS) will maintain and operate the public water and wastewater facilities that are within its certified service area. Routine standard maintenance of the facilities is performed on a scheduled basis. Emergency maintenance and repairs receive immediate attention, and are available 24 hours a day, 7 days a week. The facilities will be maintained and operated in accordance with standard SAWS policies and procedures, and under the provisions of the SAWS Utility Service Regulations for the extension of facilities.

SAWS Monthly Rates – The SAWS rate structure is designed to provide balance between residential and business rates and to encourage conservation with rates that increase at higher levels of consumption. SAWS customers, after annexation, will pay the lower Inside City Limit rate as opposed to the Outside City Limit rate.

SAWS Water Conservation Programs and Rebates – SAWS water conservation education programs and rebates are available to SAWS customers. Currently commercial customers account for 6.0% of the customer base and 35.1% of SAWS' annual water sales, there is great potential for water savings through commercial conservation programs. Commercial customers also have access to water conservation education and incentives. There are programs to make irrigation systems more efficient and customer rebates for big projects that address operational efficiencies. Detailed information on these and other programs can be found on the SAWS website at www.saws.org.

Water service and wastewater service will be provided to the Annexation Area. Notwithstanding any provision herein to the contrary, this Agreement will not terminate, reduce, or otherwise affect any approved Equivalent Dwelling Units ("EDUs") allocated to the Annexation Area or any Utility Service Agreement ("USA") applicable to the Annexation Area.

E. Operation and Maintenance of Roads and Streets, including Street Lighting – The Transportation and Capital Improvements Department (TCI) is responsible for the maintenance and repair of streets, bridges, alleys and related infrastructure within the City's jurisdiction. Curbs, sidewalks, driveway approaches, curb ramps, and other street infrastructures are constructed in accordance with the City and the Americans with Disability Act (ADA) standards. Service requests or community concerns for TCI's response, such as pothole and base and pavement repairs are initiated through the City's 311 call center or online services. These services include:

- Emergency Pavement Repair
- Street Base and Pavement Repair
- Preventative Street Maintenance
- Guard Post and Guard Rail Maintenance
- De-icing and Snow Removal Services
- Neighborhood Access and Mobility Program (NAMP)
- Emergency Street Closure Services
- Street Re-striping and Marking Services

Infrastructure Management Program (IMP) is a five-year rolling program which focuses on the maintenance of the City infrastructure. Service needs are identified city-wide and are scheduled for street maintenance, alley maintenance, drainage maintenance, sidewalks, traffic signals, pavement marking and Advance Transportation District (ATD) projects. The IMP provides the City a structured program schedule, potential for additional multiple year contract awards and improved utility coordination. During the budget process for each fiscal year of the City, the IMP is presented to City Council for approval. Amendments may occur throughout the year due to coordination with utilities or unforeseen conditions, such as inclement weather. The goal of the IMP is to provide the best possible maintenance for the City.

Transportation Systems Management & Operations – If necessary TCI will provide regulatory signage services. Traffic signal, stop and all other regulatory studies are conducted in conjunction

with growth of traffic volumes. Traffic signs, signals, and markings are installed in conformance with the Texas Manual on Uniform Traffic Control Devices. Faded, vandalized, or missing signs are replaced as needed. "Call back" service is provided 24 hours a day, 365 days a year for emergency repair of critical regulatory signs. Requests for signage should be called into the City's 311 Call Center.

Storm Water Utility – The Storm Water Utility is housed within the TCI Department. The Storm Water Utility is responsible for drainage services as well as the installation, operation, and maintenance of drainage infrastructure throughout San Antonio.

The Storm Water Utility Fee is intended to cover capital and maintenance expenses associated with drainage projects and fund operational services related to the Municipal Separate Storm Sewer System (MS4) Permit as required by Federal regulations. More information about the storm water rate plan is available at <http://www.sanantonio.gov/TCI/Projects/Storm-Water-Fee>

The storm water utility fee is billed by SAWS on behalf of the City. Services are currently provided by the SAWS, in accordance with the SAWS's approved business plan and as limited by applicable codes, laws, ordinances and special agreements. Storm Water fees will be assessed for the subject property.

Street lighting – The planning of public street lights is coordinated by the City's Development Services Department (DSD). CPS Energy will maintain public street lighting in accordance with Sec. 43.056(b) (6) of the Texas Local Government Code and the City's policies. The City assumes the cost of electricity for public street lights.

F. Operation and Maintenance of Parks, Playgrounds and Swimming Pools – Maintenance responsibilities for municipally owned parks, playgrounds, and swimming pools are the responsibility of the City. Any proposed or existing privately-owned parks, playgrounds, swimming pools, recreational facilities and common spaces in the Annexation Area are the responsibility of the property owner(s).

G. Operation and Maintenance of Any Other Publicly Owned Facility, Building, or Service – Should the City acquire any other facilities, buildings, or services necessary for municipal services for the Annexation Area, an appropriate City department will provide maintenance services for them.

2. Additional Services – Certain services, in addition to the above services, will be provided within the Annexation Area commencing on the effective date of the annexation for full purposes, unless otherwise noted. They are as follows:

A. Code Compliance – The Code Compliance Division of DSD enforces the City codes and regulations to protect the health, safety and general welfare of the community. Current enforcement is provided to the following and is not limited to:

- Vacant dangerous premises and structures,
- Junked vehicles,
- Weeded vacant lots,
- Zoning (Unified Development Code ("UDC")),

- Property maintenance,
- Minimum housing, including unsanitary premises,
- Front yard parking,
- Alley and right-of-way violations,
- Monthly inspections of salvage/junk yards,
- Monitoring and enforcing materials received at salvage/junk yards, and
- Enforcement of garage sale permits
- The Code and ordinances enforced by DSD are subject to changes by the City Council

B. Building and Other Permits – Incomplete construction must obtain building permits from DSD in accordance with the City codes. Incomplete construction implies that final inspections have not been conducted and approved. For new commercial construction, incomplete construction indicates approved final inspections for building, mechanical, plumbing, electric, fire, traffic, drainage, sidewalks, irrigation inspections have not been obtained. Other field inspections may be applicable for new commercial construction depending on the specific use and/or location of the project. Any required permits, including, but not limited to, building, trade, and sign permits may be applied for at the Cliff Morton Development and Business Services Center located at 1901 South Alamo Street, San Antonio, TX. In addition, as part of the permitting process, applicant will be required to adhere to the City's Tree and Landscape requirements. A one-stop development service counter has been created to assist the public with any development questions that relate to building, planning and TCI issues.

C. Certificate of Occupancy – New and existing businesses must obtain a Certificate of Occupancy and related inspections required by the City code from DSD and San Antonio Metropolitan Health District. In accordance with the adopted Building Code, no person may occupy a building or a space without first obtaining a Certificate of Occupancy. Certificates of Occupancy may be applied for at the Cliff Morton Development and Business Services Center located at 1901 South Alamo Street, San Antonio, TX.

D. Library Services – The nearest library services to the Annexation Area can be identified through the web address www.mysapl.org/digital.

The San Antonio Public Library locations provide the following services:

- Library materials for adults, young adults and children including books, periodicals, compact disks, DVD, videos, audio books, and electronic books;
- Programming for adults, young adults and children such as regularly scheduled story time;
- Book discussion groups and other topics of interest to the community; and
- Access to the website, databases and other computer programs, is available seven days a week through the web address www.mysapl.org/digital.

Professional staff is available to assist library customers with reference and reader's advisory questions and public meeting room space are available. More information is available at the San Antonio Public Library Website: www.mysapl.org.

E. Health Department Services – The San Antonio Metropolitan Health District (SAMHD)

currently provides certain public health services, including dental screening and treatment, communicable disease control, emergency preparedness and response, and health education to persons residing in the Annexation Area through an inter-local agreement with Bexar County-University Health Systems. Upon full purpose annexation the following additional services will become available:

- Investigation of public health related complaints including food borne illness, recreational water quality, and public swimming pools and spas, and investigation of toxic exposures;
- Permitting and routine sanitation inspections of food establishments, schools, day cares, swimming pools and mobile living parks;
- Enforcement of the City's smoking ordinance in public places;
- Investigation of reported elevated Blood Lead Levels (BLL) in children;
- Access to community health clinics; and
- Medical Assistance Program benefits

SAMHD will provide additional services for oversight of day care centers, semi-public swimming pools, air quality permits and livestock issues.

F. Animal Care Services – The Annexation Area will receive the same level of service as within the City Limits of the City. These services include, but may not be limited to, animal enforcement and control, educational and public outreach, low cost animal related resources such as microchips and spay/neuter services, and community cat program services.

G. Other Services – The City Departments with jurisdiction in the Annexation Area will provide services according to City policy and procedures.

3. Capital Improvements Program – The City will initiate the construction of capital improvements as may be necessary for providing municipal services. The timing for the construction of capital projects that may be necessary for the delivery of municipal services will be done in accordance with the requirements of Subchapter C of Chapter 43, Local Government Code. Each component of the Capital Improvement Program is subject to the City providing the related service directly. In the event that the related service is provided through a contract service provider, the capital improvement may not be constructed or acquired by the City but may be provided by the contract provider. The City may also lease buildings in lieu of construction of any necessary buildings.

A. Police Protection – No capital improvements are necessary at this time to provide police services.

B. Fire Protection – No capital improvements are necessary at this time to provide fire services.

C. Emergency Medical Service – No capital improvements are necessary at this time to provide EMS services.

D. Solid Waste Collection – No capital improvements are necessary at this time to provide solid waste collection services.

E. Roads and Streets – No newly constructed road or street related capital improvements are necessary at this time to provide services. The City will assume maintenance responsibilities for all public streets.

F. Parks, Playgrounds and Swimming Pools – No capital improvements are necessary at this time to provide parks and recreation services.

G. Library Services – No capital improvements are necessary at this time.

H. Capital Improvements Planning – The Annexation Area will be included with other territory within the municipality in connection with planning for new or expanded facilities and/or services. All other capital improvements will be considered through the 6-Year Capital Budget that represents the City's long-range physical infrastructure development and improve plan. Major funding sources are General Obligation Bonds, Certificates of Obligation, Storm Water Revenue Bonds, and Community Development Block Grants as applicable. Capital projects are placed in inventory by the City Council representative through input from community and neighborhood associations, other public processes, and comprehensive planning processes.

I. This Article in no way prohibits the City from amending any or modifying any of the above programs or services in accordance with the police, legislative and regulatory power of the City. Any such changes in services that apply to all properties for which the above services are provided shall apply to all property annexed pursuant to this Agreement.

VI. DEFAULT

6.1 Subject to Sections 6.3 and 6.4 below, Owners shall be declared in "Default" of this Agreement if Owners violate or causes a violation of any applicable rules, regulations, orders, ordinances or other laws, as described herein, during the term of this Agreement.

6.2 Subject to Sections 6.3 and 6.4 below, a Party shall be declared in "Default" if a material breach occurs of any covenant, obligation, or provisions of this Agreement.

6.3 Notwithstanding any provision herein to the contrary, no Party shall be declared in Default, under this Agreement, until written notice of an alleged default has been given to the defaulting Party (which notice shall set forth in reasonable detail the nature of the alleged default) and until such Party has been given, from and after the receipt of such written notice, ninety (90) calendar days to cure the alleged default (the "Cure Period"). Additionally, no Party shall be declared in Default, under this Agreement, if, within the Cure Period, the defaulting Party has commenced in a commercially reasonable manner to remove or cure such alleged default and shall proceed with reasonable due diligence to completely remove or cure such alleged default, provided that, in the event the alleged default cannot reasonably be removed or cured within the Cure Period, the defaulting Party shall provide the non-defaulting Party a commercially reasonable written timeline for removing or curing such alleged default and the Parties shall thereafter enter into a

written agreement extending the Cure Period to a timeframe consistent with such timeline; such written agreement shall be subject to the administrative approval of the City Manager's designee and shall not be unreasonably withheld, conditioned, or delayed by either Party. The Cure Period may be additionally extended by written agreement of the Parties, which agreement shall be subject to approval of the City Council.

6.4 The duties of a Party to observe or perform any of the provisions of this Agreement, on its part to be performed or observed, shall be excused for a period equal to the period of prevention, delay, or stoppage due to causes beyond the control of the applicable Party, including reason of strikes, civil riots, war, invasion, fire or other casualty, or Acts of God.

VII. REMEDIES

7.1 Upon the occurrence of Default by Owners, the defaulting party shall be subject to the enforcement provisions set forth in Chapter 35, Article IV – Procedures, Division 11. – Enforcement, Sec. 35-491, as amended, of the City's Code of Ordinances (Unified Development Code).

7.2 Upon the occurrence of Default by a Party, the non-defaulting Party may seek all remedies available to it at law or in equity, including, without limitation, termination, injunctive relief, mandamus, and specific performance. Notwithstanding any provision herein to the contrary, the following applies: (i) upon the occurrence of Default by Owners, regarding the terms provided herein for the Westpointe Properties, the City may proceed with voluntary annexation of only the Westpointe Properties (or any portion thereof); and (ii) upon the occurrence of Default by Property Owners, regarding the terms provided herein for the Westlakes Properties, the City may proceed with voluntary annexation of only the Westlakes Properties (or any portion thereof).

7.3 No remedy herein conferred upon or reserved to the Parties is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute.

7.4 The Parties hereto expressly agree that, in the event of litigation, each Party hereby waives its right to payment of attorneys' fees.

VIII. NON-WAIVER

8.1 No course of dealing on the part of the Parties nor any failure or delay by the Parties in exercising any right, power, or privilege under this Agreement shall operate as a waiver of any right, power or privilege owing under this Agreement.

IX. ASSIGNMENT

9.1 All covenants and agreements contained herein by the City shall bind its successors and assigns and shall inure to the benefit of Owners and their successors and assigns.

9.2 This Agreement (including the duties, rights and obligations set forth herein) may be assigned by Owners (or any one of the Owners) without the prior written consent of City to the following: (1) other entities controlling, controlled by, or under common control with Owners (or any one of the Owners); (2) subsequent owners of any portion of the Westpointe Properties and/or any portion of the Westlakes Properties through the purchase of such property; and (3) lenders. Any other assignments of this Agreement may not be assigned by Owners (or any one of the Owners) without the prior written consent of City, and subject to approval by the City Council, as evidenced by passage of an ordinance.

X. ENTIRE AGREEMENT

10.1 This written Agreement embodies the final and entire agreement between Parties hereto and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of Parties.

10.2 The exhibits attached to this Agreement are incorporated herein and shall be considered a part of this Agreement for the purposes stated herein. Notwithstanding, the exhibits shall not constitute any binding commitment regarding, but not limited to, the final location of boundaries and improvements and infrastructure, such being of approximate location that may be amended from time to time by the Parties.

XI. AMENDMENTS AND TERMINATION

11.1 Except where the terms of this Agreement expressly provide otherwise, any alterations, additions, or deletions to the terms hereof, shall be effected only by amendment, in writing, executed by the Parties, and subject to approval by the City Council, as evidenced by passage of an ordinance.

XII. SEVERABILITY

12.1 If any clause or provision of this Agreement is held invalid, illegal or unenforceable under present or future federal, state or local laws, including but not limited to the charter, code, or ordinances of the City, then and in that event it is the intent of Parties hereto that such invalidity, illegality or unenforceability shall not affect any other clause or provision hereof and that the remainder of this Agreement shall be construed as if such invalid, illegal or unenforceable clause or provision was never contained herein. It is also the intent of Parties hereto that in lieu of each clause or provision of this Agreement that is invalid, illegal, or unenforceable, there be added as a part of

this Agreement a clause or provision as similar in terms to such invalid, illegal or unenforceable clause or provision as may be possible, legal, valid and enforceable.

XIII. INDEPENDENT CONTRACTORS

13.1 Owners covenants and agree that each is an independent contractor and is not an officer, agent servant or employee of the City; that Owners shall have exclusive control of and exclusive rights to control the details of the work performed hereunder and all persons performing same, and shall be responsible for the acts and omissions of each party's officers, agents, employees, contractors, subcontractors and consultants, except as where the City may enforce the provisions of the City's Code of Ordinances; that the doctrine of "respondeat superior" shall not apply as between the City and Owners, all officers, agents, employees, contractors, subcontractors and consultants of Owners, and nothing herein shall be construed as creating the relationship of employer-employee, principal-agent, partners or joint venturers between the City and Owners. The Parties hereto understand and agree that the City shall not be liable for any claims which may be asserted by any third party occurring in connection with the performance by Owners under this Agreement and that the Owners have no authority to bind the City.

XIV. LEGAL AUTHORITY

14.1 The person(s) executing this Agreement on behalf of the respective Parties, represent, warrant, assure and guarantee that they have full legal authority to (i) execute this Agreement on behalf of the respective Party, and (ii) to bind the respective Party to all of the terms, conditions, provisions, and obligations herein contained.

XV. VENUE AND GOVERNING LAW

15.1 THIS AGREEMENT SHALL BE CONSTRUED UNDER AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS.

15.2 Any legal action or proceeding brought or maintained, directly or indirectly, as a result of this Agreement shall be heard and determined in Bexar County, Texas.

XVI. PARTIES' REPRESENTATIONS

16.1 This Agreement has been jointly negotiated between the Parties and shall not be construed against a Party because that Party may have primarily assumed responsibility for the drafting of this Agreement.

XVII. NOTICE

17.1 All notices, demands or other communications given in connection with or required under this Agreement must be in writing and delivered to the person to whom it is directed and may be given by (a) overnight delivery using a nationally recognized overnight courier, in which case notice shall be deemed delivered one business day after deposit with such courier, (b) sent by email with a PDF attachment with an original copy thereof transmitted to the recipient by one of the means described in clauses (a), (c) or (d), in which case notice shall be deemed delivered on the date of transmittal of the email with PDF attachment, (c) personal delivery, in which case notice shall be deemed delivered upon receipt or refusal of delivery, or (d) United States certified mail, return receipt requested, postage prepaid, addressed to the addressee, in which case notice shall be deemed delivered three business after deposit of such notice, postage prepaid, in a mailbox under the care, custody or control of the United States Postal Service. All notices, demands and other communications shall be given to the Parties at the addresses set forth below, or at any other addresses that they have theretofore specified by written notice delivered in accordance herewith:

City:	City of San Antonio, Texas
	Attn: Bridgett White or Director Department of Planning P.O. Box 839966 San Antonio, Texas 78283-3966
Owners:	Mr. Hugo Gutierrez, Jr. 19230 Stone Oak Parkway, Suite 301 San Antonio, Texas 78258
With copies to:	Brown & Ortiz, P.C. Attention: Daniel Ortiz 112 E. Pecan Street, Suite 1360 San Antonio, Texas 78205

17.2 Each Party may change its address by written notice in accordance with this Article.

XVIII. CAPTIONS

18.1 All captions used herein are only for the convenience of reference and shall not be construed to have any effect or meaning as to the Agreement between Parties hereto.

XIX. BINDING

19.1 This Agreement shall run with the land and shall be binding upon the Parties, their heirs, successors, and assigns.

XX. UNINTENDED OMISSION

20.1 If any punctuation, word, clause, sentence, or provisions necessary to give meaning, validity, or effect to any other word, clause, sentence, or provision of this Agreement is omitted, then it is hereby declared that such omission was unintentional and that the omitted punctuation, word, clause, sentence or provision shall be supplied by inference.

XXI. COUNTERPARTS

21.1 This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument. This Agreement may be executed in any number of counterparts and by different Parties in separate counterparts, each of which when so executed and delivered, shall be deemed an original, and all of which, when taken together, shall constitute one and the same instrument. Delivery of an executed counterpart of a signature page to this Agreement by facsimile or electronic mail shall be as effective as delivery of a manually executed counterpart of this Agreement, except that any Party delivering an executed counterpart of this Agreement by facsimile or electronic mail also must deliver a manually executed counterpart of this Agreement. Notwithstanding the foregoing, failure to deliver a manually executed counterpart shall not affect the validity, enforceability, and binding effect of this Agreement.

XXII. RECORDATION

22.1 This Agreement shall be recorded in the Real Property Records of Bexar County, Texas.

XXIII. TERM

23.1 The term of this Agreement shall commence on the Effective Date and terminate thirty (30) years from the Effective Date. The term may be extended upon mutual consent and written agreement between the Parties and subject to approval by the City Council, as evidenced by passage of an ordinance. Notwithstanding any provision herein to the contrary, in the event the District is dissolved within one (1) year from the Effective Date, this Agreement automatically terminates upon the effective date of the District's dissolution, without any further action from the Parties and the Parties are relieved of any further rights and obligations under this Agreement.

Signatures on the Following Pages

IN WITNESS THEREOF, Parties hereto have executed this Agreement to be effective as of the Effective Date.

CITY:

CITY OF SAN ANTONIO, TEXAS

By: [Signature]
Name: Peter Zanoni
Title: Deputy City Manager
Date: 12-17-18

ATTEST/SEAL:

By: [Signature]
Name: Leticia M. Vacek
Title: City Clerk
Date: 12-17-2018

APPROVED AS TO LEGAL FORM:

By: [Signature]
Name: ERIC FRIEDLAND
Title: City Attorney
Date: 12-17-18



ACKNOWLEDGEMENT

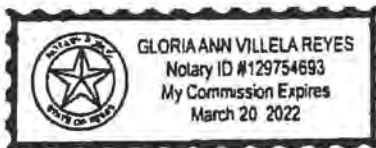
State of Texas §
County of Bexar §

This instrument was acknowledged before me on this 17 day of Dec, 2018 by Peter Zanoni, _____ of the City of San Antonio, a Texas home rule municipality, on behalf of said municipality.

Date: 12/17/18

[Signature]
Notary Public, State of Texas

My Commission expires: March 20, 2022



IN WITNESS THEREOF, Parties hereto have executed this Agreement to be effective as of the Effective Date.

OWNERS:

SPH CULEBRA, LTD., a Texas limited partnership

By: **SPH Culebra Management, L.C.**, a Texas limited liability company, as General Partner

By: _____

Name: Hugo A. Gutierrez Jr.

Title: Director

Date: 11/30/18

ACKNOWLEDGMENT

STATE OF TEXAS

§

COUNTY OF BEXAR

§

§

This instrument was acknowledged before me on this 30th day of November, 2018, by Hugo A. Gutierrez, Jr., Director of SPH Culebra Management, L.C., a Texas limited liability company, general partner of SPH Culebra, Ltd., a Texas limited partnership, on behalf of said limited partnership.

Date: 11/30/18

Evelyn Marie Aguilar
Notary Public, State of Texas

My Commission expires: _____



IN WITNESS THEREOF, Parties hereto have executed this Agreement to be effective as of the Effective Date.

OWNERS:

WISE OAKS I, LTD., a Texas limited partnership

By: **Vise Oaks, L.C.**, a Texas limited liability company, as General Partner

By: _____

Name: Hugo A. Gutierrez, Jr.

Title: Director

Date: 11/30/18

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged before me on this 30th day of November, 2018, by Hugo A. Gutierrez, Jr., Director of Vise Oaks, L.C., a Texas limited liability company, general partner of Vise Oaks I, Ltd., a Texas limited partnership, on behalf of said limited partnership.

Date: 11/30/18

Notary Public, State of Texas

My Commission expires: _____



IN WITNESS THEREOF, Parties hereto have executed this Agreement to be effective as of the Effective Date.

OWNERS:

CAMPBELTON ROAD, LTD., a Texas limited partnership

By: **Becker Creek Estates, L.C.**, a Texas limited liability company, as General Partner

By: _____

Name: Hugo A. Gutierrez, Jr.

Title: Director

Date: 11/30/18

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF BEXAR

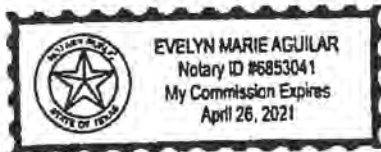
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This instrument was acknowledged before me on this 30th day of November, 2018, by Hugo A. Gutierrez, Jr., Director of Becker Creek Estates, L.C., a Texas limited liability company, general partner of Campbelton, Ltd., a Texas limited partnership, on behalf of said limited partnership.

Date: 11/30/18

Notary Public, State of Texas

My Commission expires: _____



IN WITNESS THEREOF, Parties hereto have executed this Agreement to be effective as of the Effective Date.

OWNERS:

BECKER RANCH, LTD., a Texas limited partnership

By: Becker Creek Estates, L.C., a Texas limited liability company, as General Partner

By: _____

Name: Hugo A. Gutierrez, Jr.

Title: Director

Date: 11/30/18

ACKNOWLEDGMENT

STATE OF TEXAS §

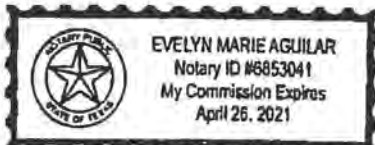
COUNTY OF BEXAR §
§

This instrument was acknowledged before me on this 30th day of November, 2018, by Hugo A. Gutierrez, Jr., Director of Becker Creek Estates, L.C., a Texas limited liability company, general partner of Becker Ranch, Ltd., a Texas limited partnership, on behalf of said limited partnership.

Date: 11/30/18

Evelyn Marie Aguilar
Notary Public, State of Texas

My Commission expires: _____



IN WITNESS THEREOF, Parties hereto have executed this Agreement to be effective as of the Effective Date.

OWNERS:

WISE SPH, LTD., a Texas limited partnership

By: **WISE SPH Management, L.C.**, a Texas limited liability company, as General Partner

By: _____

Name: Hugo A. Gutierrez, Jr.

Title: Director

Date: 11/30/18

ACKNOWLEDGMENT

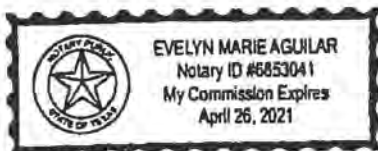
STATE OF TEXAS §
COUNTY OF BEXAR §
§

This instrument was acknowledged before me on this 30th day of November, 2018, by Hugo A. Gutierrez, Jr., Director of Vise SPH Management, L.C., a Texas limited liability company, general partner of Vise SPH, Ltd., a Texas limited partnership, on behalf of said limited partnership.

Date: 11/30/18

Evelyn Marie Aguilar
Notary Public, State of Texas

My Commission expires: _____



IN WITNESS THEREOF, Parties hereto have executed this Agreement to be effective as of the Effective Date.

OWNERS:

PEOPLES VERDES RANCH HOLDINGS CO., LTD., a Texas limited partnership

By: **VERDES-MINES, L.C.**, a Texas limited liability company, as General Partner

By: _____

Name: Hugo A. Gutierrez, Jr.

Title: Director

Date: 11/30/18

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF BEVIL §
§

This instrument was acknowledged before me on this 30th day of November, 2018, by Hugo A. Gutierrez, Jr., Director of Verdes-Mines, L.C., a Texas limited liability company, general partner of Peoples Verdes Ranch Holdings Co., Ltd., a Texas limited partnership, on behalf of said limited partnership.

Date: 11/30/18

Notary Public, State of Texas

My Commission expires: _____



EXHIBIT A

FIELD NOTES FOR THE WESTPOINTE PROPERTIES



METES AND BOUNDS

DESCRIPTION FOR

A 2382.9 acre, more or less, tract of land comprised of all of the 1.713 acre tract recorded in Volume 12595, Page 931 and all of the 1.666 acre tract recorded in Volume 12563, Page 1102, and described as 1.978 acres in Volume 3327, Page 2069, Save and Except the 0.312 acre tract recorded in Volume 8080, Page 1698; all of the 144.685 acre tract recorded in Volume 15875, Page 29; all of the 183.507 acre tract recorded in Volume 15874, Page 2258; all of the remaining portion of the 380.761 acre tract recorded in Volume 12572, Page 1639; all of the remaining portion of the 328.967 acre tract recorded in Volume 7144, Page 1567; all of the remaining portion of the 194.989 acre tract and 0.443 acre tract recorded in Volume 7746, Page 803; all of the remaining portion of the 368.134 acre tract recorded in Volume 12642, Page 1974; all of the remaining portion of the 399.402 acre tract recorded in Volume 8337, Page 93; a 79.64 acre tract recorded in Volume 10732, Page 657; a 74.72 acre tract recorded in Volume 8159, Page 542; a 509.64 acre tract recorded in Volume 9438, Page 1273; a 325.07 acre tract recorded in Volume 8187, Page 814; a 157.48 acre tract recorded in Volume 9437, Page 963; a 51.568 acre tract recorded in Volume 8187, Page 828; a 297.00 acre tract recorded in Volume 7723, Page 1880; a portion of Talley Road; a 20.15 acre tract in deed recorded in Volume 5536, Page 1729; a 4.393 acre tract recorded in Volume 3361, Page 617; a 14.85 acre tract recorded in Volume 5536, Page 1726; a 2.758 acre tract recorded in Volume 6021, Page 435; a 9.694 acre tract recorded in Volume 3107, Page 186 and an 183.61 acre tract recorded in Volume 13514, Page 1496 all of the Official Public Records of Bexar County, Texas, in the T.R. Edmonson Survey No. 207, Abstract No. 228, County Block 4387, the J.H. Blannerhasset Survey No. 202, Abstract No. 56, County Block 4385, the Thomas York Survey No. 201 1/2, Abstract No. 825, County Block 4400, the George Fellows Survey No. 205, Abstract No. 235, County Block 4388, the George Fellows Survey No. 206, Abstract No. 234, County Block 4389, the Sarah Tyler Survey No. 367, Abstract No. 744, County Block 4401, the Jose Jacinto Gonzalez Survey No. 255, Abstract 269, County Block 4404, the Emanuel Escalera Survey No. 369, Abstract 225, County Block 4405, the J. Hoffman Survey No., Abstract 962, County Block 5473, the BBB & CRR Co. Survey No. 386, Abstract 98, County Block 4410 and the Louis Gonzaba Survey No. 84, Abstract 253, County Block 4408 in Bexar County, Texas Said 2382.9 acre tract being described as follows:

Page 1 of 18

PD

COMMENCING: At a point on the west right-of-way line of Loop 1604, a variable width right-of-way, at the east corner of said 380.761 acre tract and the northeast corner of the 135.127 acre tract recorded in Volume 11798, Page 867 in said Official Public Records;

THENCE: S 43°48'45" W, along and with the southeast line of said 380.761 acre tract, the southeast line of said 144.685 acre tract and the northwest line of said 135.127 acre tract, a distance of 1435.62 feet to the POINT OF BEGINNING;

THENCE: (L1) S 43°48'45" W, continuing along and with the southeast line of said 380.761 acre tract, the southeast line of said 144.685 acre tract and the northwest line of said 135.127 acre tract, a distance of 1176.29 feet to a point, at the northwest corner of said 135.127 acre tract, an angle point of said 144.685 acre tract and the northeast corner of Royal Oaks of Westcreek Subdivision, Unit 1 recorded in Volume 9616, Pages 164-166 in said Deed and Plat Records,

THENCE: Departing the northwest line of said 135.127 acre tract, along and with the northeast line of said 144.685 acre tract, the south west line of said 380.761 acre tract, the following bearings and distances:

(L2) N 53°11'27" W, a distance of 375.68 feet to a point;

(L3) N 32°46'15" W, a distance of 290.89 feet to a point;

(L4) N 48°14'53" W, a distance of 966.45 feet to a point on the southeast line of Lot 1, Block 1, Potranco West High School recorded in Volume 9602, Page 32 of said Deed and Plat Records, a north corner of said 144.685 acre tract, a west corner of said 380.761 acre tract;

THENCE: (L5) N 65°22'46" E, along and with the southeast line of said Lot 1, the northwest line of said 380.761 acre tract, a distance of 513.08 feet to a point at the east corner of said Lot 1, a re-entrant corner of said 380.761 acre tract;

THENCE: (L6) N 24°37'13" W, along and with the northeast line of said Lot 1, the southwest line of said 380.761 acre tract, a distance of 1736.62 feet to a point on the southeast line of a 328.968 acre tract described in deed to Vise Oaks I, Ltd. recorded in Volume 7144, Page 1567 of said Official Public Records, the north corner of said Lot 1, the west corner of said 380.761 acre tract;

THENCE: (L7) S 65°22'42" W, along and with the southeast line of said 328.967 acre tract, over and across Cottonwood Way, a variable width right-of-way, a distance of 2380.55 feet to a point on the southwest right-of-way line of said Cottonwood Way;

THENCE: (L8) N 21°25'19" W, along and with the southwest right-of-way line of said Cottonwood Way, a distance of 80.14 feet to a point;

THENCE: (L9) S 65°23'24" W, departing the southwest right-of-way line of said Cottonwood Way, over and across said 328.967 acre tract, a distance of 1136.35 feet to a point at the east corner of Westcreek Oaks, a 70-foot right-of-way;

THENCE: Along and with the northeast right-of-way line of said Westcreek Oaks, the following bearings and distances:

(L10) N 24°45'26" W, a distance of 373.99 feet to a point;

(L11) N 30°10'15" W, a distance of 154.89 feet to a point;

(C1) Northwesterly, along a tangent curve to the right, said curve having a radius of 1615.00 feet, a central angle of 15°52'09", a chord bearing and distance of N 22°14'11" W, 445.88 feet, for an arc length of 447.31 feet to a point;

(C2) Northeasterly, along a non-tangent curve to the right, said curve having a radial bearing of N 74°53'01" E, a radius of 272.22 feet, a central angle of 16°40'39", a chord bearing and distance of N 06°46'40" W, 78.96 feet, for an arc length of 79.24 feet to a point;

(C3) Northwesterly, along a non-tangent curve to the left, said curve having a radial bearing of N 85°47'35" W, a radius of 195.30 feet, a central angle of 18°21'52", a chord bearing and distance of N 04°58'31" W, 62.33 feet, for an arc length of 62.60 feet to a point;

(L12) N 14°16'26" W, a distance of 8.60 feet to a point on the southeast right-of-way line of said Wiseman Road, the north corner of said Westcreek Oaks;

THENCE: (L13) S 75°41'54" W, along and with the southeast right-of-way line of said Wiseman Road, a distance of 110.00 feet to a point at the west corner of said Westcreek Oaks;

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

(L14) S 14°16'26" E, a distance of 9.30 feet to a point;

(C4) Southeasterly, along a tangent curve to the left, said curve having a radius of 190.00 feet, a central angle of 16°47'48", a chord bearing and distance of S 22°40'19" E, 55.50 feet, for an arc length of 55.70 feet to a point;

(C5) Southeasterly, along a reverse curve to the right, said curve having a radius of 270.00 feet, a central angle of 16°46'07", a chord bearing and distance of S 22°41'10" E, 78.74 feet, for an arc length of 79.02 feet to a point;

(C6) Southeasterly, along a non-tangent curve to the left, said curve having a radial bearing of N 75°54'27" E, a radius of 1685.57 feet, a central angle of 16°04'38", a chord bearing and distance of S 22°07'52" E, 471.42 feet, for an arc length of 472.97 feet to a point;

(L15) S 30°10'15" E, a distance of 154.89 feet to a point;

(C7) Southeasterly, along a tangent curve to the right, said curve having a radius of 1965.00 feet, a central angle of 15°52'09", a chord bearing and distance of S 22°14'11" E, 542.51 feet, for an arc length of 544.25 feet to a point;

(L16) S 14°18'06" E, a distance of 189.39 feet to a point at the east corner of said 368.134 acre tract, the re-entrant corner of a 183.507 acre tract described in deed to WPE Ventures, LLC recorded 15874, Page 2258 of said Official Public Records;

THENCE: Along and with the southeast line of said 368.134 acres, the east line of said 194.989 acres, the northwest line of said 183.507 acre tract, the following bearings and distances:

(L17) S 65°23'37" W, a distance of 270.29 feet to a point;

(L18) S 82°34'35" W, a distance of 897.63 feet to a point;

(L19) S 66°38'14" W, a distance of 708.02 feet to a point;

(L20) S 01°16'33" W, a distance of 168.70 feet to a point;

(L21) S 20°34'56" W, a distance of 335.24 feet to a point;

(L22) S 13°18'46" W, a distance of 246.46 feet to a point;

(L23) S 08°46'42" E, a distance of 541.45 feet to a point;

(L24) S 25°10'40" W, a distance of 344.97 feet to a point;

(L25) S 03°11'59" W, a distance of 285.08 feet to a point;

(L26) S 28°18'05" E, a distance of 293.73 feet to a point;

(L27) S 48°26'43" E, a distance of 501.96 feet to a point;

(L28) S 13°09'46" E, a distance of 379.81 feet to a point;

(L29) S 21°21'15" E, a distance of 151.06 feet to a point;

(L30) S 09°20'22" W, a distance of 115.54 feet to a point;

(L31) S 26°32'27" E, a distance of 210.14 feet to a point on the northwest line of a 145.096 acre tract described in deed to Gloria Jean Duhaime recorded in Volume 15789, Page 547 of said Official Public Records, the southeast line of said 0.443 acre tract;

THENCE: (L32) S 44°52'31" W, along and with a northwest line of said 145.096 acre tract, the southeast line of said 183.507 acre tract and the southeast line of said 0.443 acre tract, a distance of 649.56 feet to a point on the southeast line of said 194.989 acre tract, at an angle corner of said 145.096 acre tract, the south corner of said 0.443 acre tract;

THENCE: (L33) S 44°40'13" W, along and with the southeast line of said 194.989 acre tract and the northwest line of said 145.096 acre tract, distance of 255.93 feet to a point, at the south corner of said 194.989 acre tract and an angle corner of said 145.096 acre tract;

THENCE: Along and with the southwest line of said 194.989 acre tract and the northeast line of said 145.096 acre tract the following bearings and distances:

(L34) N 64°13'52" W, a distance of 808.38 feet to a point;

(L35) N 85°14'40" W, a distance of 778.41 feet to a point, at the west corner of said 194.989 acre tract and the southeast corner of Hilltop Acres Unit Two recorded in Volume 4400, Pages 66-67 in said Deed and Plat Records;

THENCE: (L36) N 00°04'43" W, along and with the east line of said Hilltop Acres Unit Two and the west line of said 194.989 acre tract, a distance of 646.28 feet to a point, at an angle point of said 194.989 acre tract and the south corner of said 368.134 acre tract;

THENCE: Along and with the west line of said 368.134 and continuing with the east line of said Hilltop Acres Unit Two, the following bearings and distances:

(L37) N 00°15'39" E, a distance of 566.00 feet to a point;

(L38) N 00°11'22" E, a distance of 1970.76 feet to a point, at the northeast corner of said Hilltop Acres Unit Two and the southeast corner of said 399.402 acre tract;

THENCE: Over and across said 399.402 acre tract, the following bearings and distances:

(L39) N 18°13'27" E, a distance of 412.55 feet to a point;

(L40) N 00°00'00" W, a distance of 1387.89 feet to a point on the south right-of-way line of said Wiseman Road;

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

(C8) Northwesterly, along a non-tangent curve to the right, said curve having a radial bearing of N 08°04'09" E, a radius of 3632.62 feet, a central angle of 12°02'07", a chord bearing and distance of N 75°54'47" W, 761.65 feet, for an arc length of 763.06 feet to a point;

(L41) N 69°53'44" W, a distance of 231.27 feet to a point;

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

(L42) S 13°17'27" W, a distance of 91.14 feet to a point;

(L43) S 00°24'20" E, a distance of 55.38 feet to a point;

(L44) S 20°07'22" W, a distance of 207.63 feet to a point;

(L45) S 08°48'14" W, a distance of 47.60 feet to a point;

(L46) S 20°05'54" W, a distance of 92.91 feet to a point;
(L47) S 43°48'56" W, a distance of 149.34 feet to a point;
(L48) N 36°50'57" W, a distance of 390.00 feet to a point;
(L49) N 21°19'38" W, a distance of 89.63 feet to a point;
(L50) N 34°31'32" W, a distance of 206.45 feet to a point;
(L51) N 50°28'26" W, a distance of 83.43 feet to a point;
(L52) N 36°37'34" W, a distance of 97.97 feet to a point;
(L53) N 20°07'22" E, a distance of 145.44 feet to a point on the south right-of-way line of said Wiseman Road;

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

(L54) N 69°53'44" W, a distance of 760.34 feet to a point;
(C9) Northwesterly, along a tangent curve to the left, said curve having a radius of 4940.84 feet, a central angle of 10°32'56", a chord bearing and distance of N 75°10'11" W, 908.38 feet, for an arc length of 909.66 feet to a point;

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

(L55) S 62°58'32" W, a distance of 301.87 feet to a point;
(L56) S 27°56'42" W, a distance of 383.15 feet to a point;
(L57) S 44°04'58" W, a distance of 389.57 feet to a point;
(L58) S 07°12'17" W, a distance of 404.68 feet to a point;
(L59) S 28°52'39" W, a distance of 252.46 feet to a point;
(L60) S 04°16'56" W, a distance of 131.13 feet to a point;

(C10) Southwesterly, along a non-tangent curve to the right, said curve having a radial bearing of N 85°29'15" W, a radius of 508.81 feet, a central angle of 55°58'03", a chord bearing and distance of S 32°29'46" W, 477.49 feet, for an arc length of 497.02 feet to a point on the east right-of-way line of said Talley Road, the west line of said 399.402 acre tract;

THENCE: Along and with the northeast right-of-way line of said Talley Road and the southwest line of said 399.402 acre tract the following bearings and distances:

(L61) N 18°45'00" W, a distance of 1384.11 feet to a point;

(L62) N 27°56'41" W, a distance of 208.99 feet to a point;

(L63) N 40°23'20" W, a distance of 178.04 feet to a point;

(L64) N 46°39'39" W, a distance of 101.13 feet to a point;

(L65) N 54°25'40" W, a distance of 205.26 feet to a point;

(L66) N 54°31'55" W, a distance of 735.76 feet to a point;

THENCE: (L67) S 35°30'04" W, departing the northeast right-of-way line of said Talley Road and the southwest line of said 399.402 acre tract, over and across said Talley Road, a distance of 50.00 feet to a point, the southeast right-of-way line of said Talley Road;

THENCE: (L68) N 55°08'40" W, along and with the southeast right-of-way line of said Talley Road, a distance of 3869.22 feet to a point;

THENCE: (L69) N 33°54'04" E, departing the southeast right-of-way line of said Talley Road, over and across said Talley Road, a distance of 68.72 feet to a point, the northeast right-of-way of said Talley Road and the southeast corner of said 74.72 acre tract;

THENCE: (L70) N 56°05'56" W, along and with the northeast right-of-way line of said Talley Road, the southwest line of said 74.72 acre tract, a distance of 1061.81 feet to a point for the southwest corner of said 74.72 acre tract, the southeast corner of said 297.00 acre tract;

THENCE: Along and with the northeast right-of-way line of said Talley Road, the southwest line of said 297.00 acre tract the following bearings and distances:

(L71) N 56°03'10" W, a distance of 3353.39 feet to a point;

(L72) N 55°40'44" W, a distance of 123.01 feet to a point;

(L73) N 48°45'49" W, a distance of 74.90 feet to a point;

(L74) N 47°54'04" W, a distance of 1393.64 feet to a point;

(L75) N 37°36'54" W, a distance of 191.92 feet to a point;

(L76) N 22°31'48" W, a distance of 534.60 feet to a point;

(L77) N 21°51'40" W, a distance of 434.84 feet to a point;

(L78) N 14°04'38" W, a distance of 111.10 feet to a point;

(L79) N 02°24'59" W, a distance of 219.94 feet to a point for the west most corner of the 297.00 acre tract, the southwest corner of a 10.000 acre tract recorded in Volume 8979, Page 1056 of said Official Public Records;

THENCE: (L80) N 89°55'43" E, departing the northeast right-of-way of said Talley Road, along and with south line of said 10.000 acre tract, a north line of said 297.00 acre tract, a distance of 288.20 feet to a point for the southeast corner of said 10.000 acre tract;

THENCE: (L81) N 44°44'21" E, along and with the southeast line of said 10.000 acre tract, the west line of said 297.00 acre tract, at a distance of 978.16 feet passing the northeast corner of said 10.000 acre tract, the southeast corner of a 101.216 acre tract recorded in Volume 6362, Page 1523 of said Official Public Records, continuing for a total distance of 1818.26 feet to a point for a northwest corner of said 297.00 acre tract, a reentrant corner of said 101.216 acre tract;

THENCE: (L82) S 79°00'40" E, along and with a south line of said 101.216 acre tract, a north line of said 297.00 acre tract, a distance of 370.48 feet to a point;

THENCE: (L83) S 79°03'48" E, continuing along and with the south line of said 101.216 acre tract, the north line of said 297.00 acre tract, a distance of 627.41 feet to a point;

THENCE: (L84) S 80°04'01" E, continuing along and with the south line of said 101.216 acre tract, the north line of said 297.00 acre tract, a distance of 17.57 feet to a point for the southwest corner of said 51.568 acre tract, the southeast corner of said 101.216 acre tract;

THENCE: (L85) N 00°18'55" W, along and with the east line of said 101.216 acre tract, the west line of said 51.568 acre tract, a distance of 1359.54 feet to a point for the northeast corner of said 101.216 acre tract, the northwest corner of said 51.568 acre tract, on the south line of a 183.61 acre tract recorded in Volume 13514, Page 1496 of said Official Public Records;

THENCE: (L86) S 89°39'39" W, along and with the south line of said 183.61 acre tract, the north line of said 51.568 acre tract, a distance of 398.71 feet to a point for a southwest corner of said 183.61 acre tract;

THENCE: (L87) N 00°23'16" W, along and with a west line of said 183.61 acre tract, a distance of 4234.94 feet to a point for a reentrant corner of said 183.61 acre tract, the northeast corner of a 34.616 acre tract recorded in Volume 10320, Page 1769 of said Official Public Records, and the southeast corner said 9.694 acre tract;

THENCE: (L88) S 89°57'39" W, along and with the north line of said 34.616 acre tract, the south line of said 9.694 acre tract, a distance of 942.63 feet to a point for the southwest corner of said 2.758 acre tract, the northwest corner of said 34.616 acre tract, and on the east right-of-way line of said Talley Road;

THENCE: (L89) N 00°19'26" W, a distance of 169.55 feet to a point to a point of the south right-of-way line of Talley Road;

THENCE: (C11) Northeasterly, along and with the southeast right-of-way line of said Talley Road, the northwest line of said 157.48 acre tract, along a non-tangent curve to the left, said curve having a radius of 746.20 feet, a central angle of 20°02'18", a chord bearing and distance of N 33°51'23" E, 259.64 feet, for an arc length of 260.97 feet to a point;

THENCE: (L90) N 23°50'08" E, continuing along and with the southeast right-of-way line of said Talley Road, the northwest line of said 157.48 acre tract, a distance of 876.70 feet to a point for the northernmost corner of said 157.48 acre tract, on the south line of a 117.985 acre tract recorded in Volume 12148, Page 888 of said Official Public Records;

THENCE: (L91) S 60°10'17" E, departing the southeast right-of-way line of said Talley Road, along and with the northeast line of said 157.48 acre tract, the southwest line of said 117.985 acre tract, a distance of 2148.10 feet to a point for the northeast corner of said 157.48 acre tract, a reentrant corner of said 117.985 acre tract;

THENCE: (L92) S 24°00'59" W, along and with a northwest line of said 117.985 acre tract, a southeast line of said 157.48 acre tract, a distance of 1586.29 feet to a point;

- THENCE: (L93) S 00°16'25" E, continuing along and with a west line of said 117.985 acre tract, an east line of said 157.48 acre tract, a distance of 1414.15 feet to a point for the southwest corner of said 117.985 acre tract, a reentrant corner of said 157.48 acre tract;
- THENCE: (L94) S 82°50'21" E, along and with the south line of said 117.985 acre tract, a north line of said 157.48 acre tract, a distance of 744.30 feet to a point for the southeast corner of said 117.985 acre tract, the northeast corner of said 157.48 acre tract, on the west line of said 325.07 acre tract;
- THENCE: (L95) N 01°06'20" W, along and with the east line of said 117.985 acre tract, the west line of said 325.07 acre tract, a distance of 1208.49 feet to a point;
- THENCE: (L96) N 01°04'31" W, continuing along and with the east line of said 117.985 acre tract, the west line of said 325.07 acre tract, a distance of 65.12 feet to a point for the northwest corner of said 325.07 acre tract, the southwest corner of said 509.64 acre tract;
- THENCE: (L97) N 23°41'38" E, along and with the northwest line of said 509.07 acre tract, the southeast line of said 117.985 acre tract, a distance of 1199.72 feet to a point for the northwest corner of said 509.64 acre tract, the southwest corner of a 60-foot private road recorded in Volume 3695, Page 111 of said Official Public Records;
- THENCE: (L98) S 66°04'16" E, along and with the northeast line of said 509.64 acre tract, the southwest line of said 119.833 acre tract, a distance of 4987.47 feet to a point for the northeast corner of said 509.64 acre tract, a reentrant corner of a 125.955 acre tract recorded in Volume 11628, Page 218 of said Official Public Records;
- THENCE: (L99) S 24°28'44" W, along and with a southeast line of said 509.64 acre tract, the northwest line of line of said 125.955 acre tract, a distance of 2283.24 feet to a point for the southwest corner of said 125.955 acre tract, a reentrant corner of said 509.64 acre tract;
- THENCE: (L100) S 66°09'55" E, along and with the south line of said 125.955 acre tract, a north line of said 509.64 acre tract, a distance of 2739.12 feet to a point for a northeast corner of said 509.64 acre tract, on the west line of a 196.160 acre tract recorded in Volume 12281, Page 757 of said Official Public Records;
- THENCE: (L101) S 14°11'09" E, along and with the east line of said 509.64 acre tract, the west line of said 196.160 acre tract, a distance of 920.51 feet to a point for a southeast corner of said 509.64 acre tract, the southwest corner of said 196.160 acre tract;

- THENCE: (L102) N 89°52'10" W, along and with the south line of said 509.64 acre tract, a distance of 2183.95 feet to a point;
- THENCE: (L103) N 88°20'05" W, continuing along and with the south line of said 509.64 acre tract, a distance of 1773.53 feet to a point for the northwest corner of Galm Road, a variable width right-of-way recorded in Volume 9572, Page 15 of said Deed and Plat Records, a reentrant corner of said 509.64 acre tract;
- THENCE: (L104) S 15°57'59" W, along and with the southeast line of said 509.64 acre tract, the northwest right-of-way line of said Galm Road, a distance of 3219.36 feet to a point for the southeast corner of said 509.64 acre tract, the northeast corner of said 74.72 acre tract;
- THENCE: (L105) S 15°48'52" W, along and with the southeast line of said 74.72 acre tract, a distance of 1777.37 feet to a point for the southeast most corner of said 74.72 acre tract, the northeast corner of Lot 1, Block 26, CB 4389 of Talley Road Church Subdivision recorded in Volume 9621, Page 205 of said Deed and Plat Records;
- THENCE: (L106) N 74°02'07" W, departing the northwest right-of-way line of said Galm Road, along and with a south line of said 74.72 acre tract, a distance of 449.99 feet to a point for the northwest corner of said Lot 1;
- THENCE: (L107) S 15°57'50" W, continuing along and with the southeast line of said 74.72 acre tract, the northwest line of said Lot 1, a distance of 411.03 feet to a point on the northeast right-of-way line of said Talley Road, the southwest corner of said Lot 1;
- THENCE: (L108) S 57°50'02" W, along and with the northeast right-of-way line of said Talley Road, a distance of 428.03 feet to a point;
- THENCE: (L109) S 54°29'56" E, along and with the northeast right-of-way line of said Talley Road, a distance of 3438.59 feet to a point, at an angle point of said 399.402 acre tract and an angle point of the 1611.112 acre tract recorded in Volume 10940, Page 369 in said Official Public Records;
- THENCE: (L110) N 05°29'27" E, along and with a west line of said 399.402 acre tract and an east line of said 1611.112 acre tract, a distance of 1307.77 feet to a point on the northwest line of said 399.402 acre tract;
- THENCE: Along and with the north line of said 399.402 acre tract and the south line of said 1611.112 acre tract, the following bearings and distances:

(L111) S 80°51'38" E, a distance of 520.24 feet to a point;

(L112) S 81°00'41" E, a distance of 390.48 feet to a point;

(L113) S 80°50'12" E, a distance of 671.21 feet to a point;

(L114) S 80°58'12" E, a distance of 2073.47 feet to a point, at the northeast corner of said 399.402 acre tract and the northwest corner of said 368.134 acre tract;

THENCE: Along and with the north line of said 368.134 acre tract and continuing along and with the south line of said 1611.112 acre tract, the following bearings and distances:

(L115) S 89°40'45" E, a distance of 768.77 feet to a point;

(L116) S 89°58'46" E, a distance of 156.62 feet to a point;

(L117) N 89°27'14" E, a distance of 275.48 feet to a point;

(L118) N 89°06'14" E, a distance of 333.80 feet to a point;

(L119) N 88°00'40" E, a distance of 134.58 feet to a point;

(L120) N 85°35'08" E, a distance of 1510.78 feet to a point;

(L121) N 88°52'57" E, a distance of 137.30 feet to a point;

(L122) S 87°31'46" E, a distance of 158.89 feet to a point;

(L123) S 85°00'37" E, a distance of 704.71 feet to a point, at the northeast corner of said 368.134 acre tract and an angle point of said 1611.112 acre tract;

THENCE: (L124) S 00°21'06" W, along and with an east line of said 368.134 acre tract and a west line of said 1611.112 acre tract, a distance of 903.61 feet to a point, at the northwest corner of said 328.967 acre tract and an angle point of said 1611.112 acre tract;

THENCE: (L125) N 74°28'54" E, along and with the north line of said 328.967 acre tract, the south line of said 1611.112 acre tract and the south line of Alamo Ranch Unit 29B, Enclave recorded in Volume 9575, Pages 119-120 in said Deed and Plat Records, a distance of 1818.93 feet to a point;

PRC

THENCE: (L126) N 74°27'12" E, along and with the north line of said 328.967 acre tract, the south line of said Alamo Ranch Unit 29B, Enclave, the south line of Alamo Ranch - Cottonwood Way, Unit 1, recorded in Volume 9572, Page 196 in said Deed and Plat Records, the south line of Alamo Ranch Unit 30, Enclave recorded in Volume 9572, Pages 201-203 in said Deed and Plat Records, and the south line of Alamo Ranch Unit 32, Enclave recorded in Volume 9582, Pages 210-211 in said Deed and Plat Records, a distance of 1803.85 feet to a point, at the southeast corner of said Alamo Ranch Unit 32, Enclave and the southwest corner of North San Antonio Hills Unit No. 1 recorded in Volume 7000, Pages 6-8 in said Deed and Plat Records;

THENCE: Along and with the south line of said North San Antonio Hills Unit No. 1 and continuing along and with the north line of said 328.967 acre tract, the following bearings and distances:

(L127) N 74°23'23" E, a distance of 159.65 feet to a point;

(L128) N 74°38'32" E, a distance of 664.89 feet to a point;

(L129) N 73°55'26" E, a distance of 311.97 feet to a point;

(L130) N 74°31'19" E, a distance of 312.00 feet to a point;

(L131) N 74°37'19" E, a distance of 514.00 feet to a point;

(L132) N 74°31'19" E, a distance of 140.60 feet to a point;

(L133) N 74°31'12" E, a distance of 547.70 feet to a point;

(L134) N 74°36'12" E, a distance of 698.35 feet to a point;

THENCE: Departing the south line of said North San Antonio Hills Unit No. 1 and the north line of said 328.967 acre tract, over and across said 328.967 acre tract, the following bearings and distances:

(L135) S 02°38'02" W, a distance of 264.44 feet to a point;

(L136) S 06°19'31" W, a distance of 62.14 feet to a point;

(L137) S 01°27'07" W, a distance of 1156.95 feet to a point;

(L138) S 00°06'02" W, a distance of 632.47 feet to a point;

(L138) S 00°06'02" W, a distance of 632.47 feet to a point;

THENCE: (L139) S 04°23'07" W, over and across said 328.967 acre tract and said 380.761 acre tract, a distance of 305.79 feet to a point;

THENCE: (L140) S 00°22'05" E, over and across said 380.761 acre tract, a distance of 573.29 feet to a point;

THENCE: (L141) S 15°22'59" E, over and across said 380.761 acre tract, a distance of 347.14 feet to a point;

THENCE: (L142) S 00°20'21" E, over and across said 380.761 acre tract, a distance of 993.78 feet to a POINT OF BEGINNING and containing 2,382.9 acres in Bexar County, Texas.

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

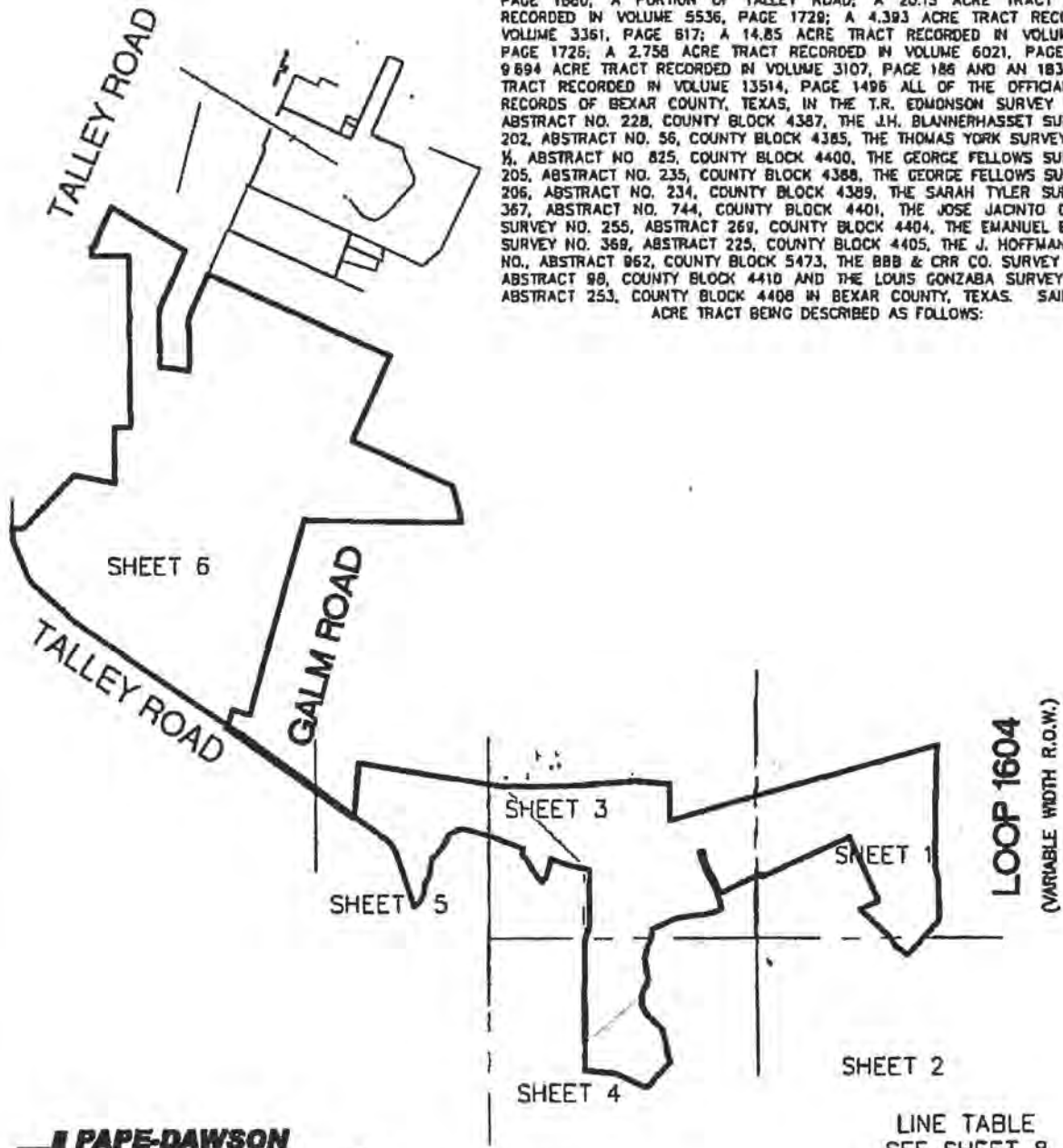
PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: December 11, 2017
REVISED: November 6, 2018
Job No.: 6979-09
DOC. ID: N:\CIVIL\6979-09\Word\6979-09 FN 2382.9AC.docx



Paul T. Ross
06 Nov. 18

EXHIBIT OF

A 2,382.9 ACRE, MORE OR LESS, TRACT OF LAND COMPRISED OF ALL OF THE 1,715 ACRE TRACT RECORDED IN VOLUME 12595, PAGE 931 AND ALL OF THE 1,686 ACRE TRACT RECORDED IN VOLUME 12563, PAGE 1102, AND DESCRIBED AS 1,978 ACRES IN VOLUME 3327, PAGE 2089, SAVE AND EXCEPT THE 0.312 ACRE TRACT RECORDED IN VOLUME 8080, PAGE 1698; ALL OF THE 144,885 ACRE TRACT RECORDED IN VOLUME 15875, PAGE 28; ALL OF THE 183,507 ACRE TRACT RECORDED IN VOLUME 15874, PAGE 2258; ALL OF THE REMAINING PORTION OF THE 380,761 ACRE TRACT RECORDED IN VOLUME 12572, PAGE 1639; ALL OF THE REMAINING PORTION OF THE 328,967 ACRE TRACT RECORDED IN VOLUME 7144, PAGE 1567; ALL OF THE REMAINING PORTION OF THE 194,989 ACRE TRACT AND 0.443 ACRE TRACT RECORDED IN VOLUME 7748, PAGE 803; ALL OF THE REMAINING PORTION OF THE 358,134 ACRE TRACT RECORDED IN VOLUME 12642, PAGE 1974; ALL OF THE REMAINING PORTION OF THE 389,402 ACRE TRACT RECORDED IN VOLUME 8337, PAGE 93; A 79.64 ACRE TRACT RECORDED IN VOLUME 10732, PAGE 657, A 74.72 ACRE TRACT RECORDED IN VOLUME 8159, PAGE 342, A 509.64 ACRE TRACT RECORDED IN VOLUME 8438, PAGE 1273; A 325.07 ACRE TRACT RECORDED IN VOLUME 8187, PAGE 814; A 157.48 ACRE TRACT RECORDED IN VOLUME 8437, PAGE 963; A 51,568 ACRE TRACT RECORDED IN VOLUME 8187, PAGE 828; A 297.00 ACRE TRACT RECORDED IN VOLUME 7723, PAGE 1880; A PORTION OF TALLEY ROAD; A 20.15 ACRE TRACT IN DEED RECORDED IN VOLUME 5536, PAGE 1729; A 4.393 ACRE TRACT RECORDED IN VOLUME 3361, PAGE 617; A 14.85 ACRE TRACT RECORDED IN VOLUME 5536, PAGE 1725; A 2,758 ACRE TRACT RECORDED IN VOLUME 6021, PAGE 435; A 9,894 ACRE TRACT RECORDED IN VOLUME 3107, PAGE 186 AND AN 183.61 ACRE TRACT RECORDED IN VOLUME 13514, PAGE 1496 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, IN THE T.R. EDMONSON SURVEY NO. 207, ABSTRACT NO. 228, COUNTY BLOCK 4387, THE J.H. BLANNERHASSET SURVEY NO. 202, ABSTRACT NO. 56, COUNTY BLOCK 4385, THE THOMAS YORK SURVEY NO. 201 1/2, ABSTRACT NO. 825, COUNTY BLOCK 4400, THE GEORGE FELLOWS SURVEY NO. 205, ABSTRACT NO. 235, COUNTY BLOCK 4388, THE GEORGE FELLOWS SURVEY NO. 206, ABSTRACT NO. 234, COUNTY BLOCK 4389, THE SARAH TYLER SURVEY NO. 367, ABSTRACT NO. 744, COUNTY BLOCK 4401, THE JOSE JACINTO GONZALEZ SURVEY NO. 255, ABSTRACT 269, COUNTY BLOCK 4404, THE EMANUEL ESCALERA SURVEY NO. 369, ABSTRACT 225, COUNTY BLOCK 4405, THE J. HOFFMAN SURVEY NO., ABSTRACT 962, COUNTY BLOCK 5473, THE BBB & CRR CO. SURVEY NO. 386, ABSTRACT 88, COUNTY BLOCK 4410 AND THE LOUIS GONZALEZ SURVEY NO. 84, ABSTRACT 253, COUNTY BLOCK 4408 IN BEXAR COUNTY, TEXAS. SAID 2637.8 ACRE TRACT BEING DESCRIBED AS FOLLOWS:



PAPE-DAWSON ENGINEERS

540 ARTHUR I. KLEIN | BUREAU | 1001 BRANT | DALLAS
75209 NEW YORK AVE & NEW BRANT, TX 75211 | 214.379.0000
TYPED FROM MICROFILM COPY | TYPED FROM MICROFILM COPY

INDEX MAP

REVISED NOVEMBER 6, 2018

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& 9

INDEX SHEET

JOB No.: 6979-09

DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
OPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION
2. "THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED"



SCALE: 1" = 1,000'

9 1.713 ACRES
VISE OAKS I, LTD
VOL. 12593 PG. 931 O.P.R.

10 1.686 ACRES
VISE OAKS, LTD
VOL. 12563 PG. 1102 O.P.R.
(1.978 ACRES
VOL. 3327, PG. 2069 O.P.R.)

11 0.312 ACRE
VOL. 8080 PG. 1688 O.P.R.

WESTPONTE EAST
PUBLIC IMPROVEMENT
DISTRICT

2382.9 ACRES
MORE OR LESS

NORTH SAN ANTONIO HILLS
UNIT NO. 1
VOL. 7000, PGS. 6-B D.P.R.

LINE TABLE
SEE SHEET 8
& 9

1.880 ACRES
THE LAREDO NATIONAL BANK
VOL. 9223, PG. 2335 D.P.R.

6
BLOCK 1
7
8
9
10

LAMO RANCH UNIT
32, ENCLAVE
VOLUME 9582,
PAGE 210 D.P.R.

L126 LAND RANCH

L127 L128

L129-
28

L131-
L130

L133-
L132

L13A

328 967 ACRES
WISE OAKS I. LTD
VOL. 7144. PG. 1567 O.P.R.

328.967 ACRES
VISE DAKS I, LTD.
VOL. 7144, PG. 1567 O.P.R.

WISEMAN ROAD
(120' R.O.W.)

COTTONWOOD WAY
(R.O.W. VARIES)

17

LOT 1, BLOCK 1
POTRANCO WEST HIGH SCHOOL
VOL. 9602, PG. 32 D.P.R.

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

THOMAS YORK
SURVEY NO.
201 1/2
ABSTRACT NO.
823
COUNTY BLOCK
4400

380.761 ACRES
SPH CULEBRA, LTD
VOL. 12572, PG. 1639 O.P.R.

P.O.B.

DEED LINE
L4

L135
L136

L137

L13B

40 L

114

RFI

2

LOOP 1604
VARIABLE WIDTH R.O.W.

P.O.C.



**PAPE-DAWSON
ENGINEERS**

MATCHLINE SHEET 2

REVISÉ NOVEMBRE 6, 2018

SHEET 1 OF 9
JOB No.: 6979-09

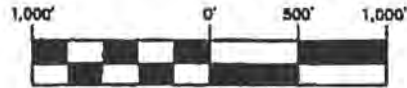
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LEGEND:

DR DEED RECORDS OF BEXAR COUNTY, TEXAS
 OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

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SCALE: 1" = 1,000'

WESTPOINTE EAST PUBLIC IMPROVEMENT DISTRICT

2382.9 ACRES
MORE OR LESS

MATCHLINE SHEET 1

MATCHLINE
SHEET 3

MATCHLINE
SHEET 4

144.685 ACRES
WPE VENTURES, LLC
VOL. 15875, PG. 29 D.P.R.

136.127 ACRES
MCCOY'S FAMILY PARTNERSHIP LTD
VOL. 11798, PG. 867 O.P.R.

DAVID
CROCKETT
SURVEY NO.
381
ABSTRACT
906
BEXAR
COUNTY
BLOCK 4391

ROYAL OAKS OF WESTCREEK SUBDIVISION UNIT 1
VOL. 9616, PG. 16-166 D.P.R.

KEYNOTES

- 1 22.419 ACRES
RIDDLECK FAMILY TRUSTS
VOL. 6408 PG. 973-975 O.P.R.
- 2 6.27 ACRES
CORBETT D. CRABTREE
VOL. 12036 PG. 1276 O.P.R.
- 3 WESTCREEK OAKS
SUBDIVISION UNIT 2
VOL. 9537 PG. 207 D.P.R.
- 4 0.973 ACRE
PALMISTO ENERGY LP
VOL. 14344 PG. 543 O.P.R.

LINE TABLE
SEE SHEET 8
& 9

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4400 ARTHUR I. ARTHUR & COMPANY, P.O. BOX 1000, DALLAS, TEXAS 75201-1000
 972.441.1000 FAX 972.441.1001
 10000 PINE HOLLOW DRIVE, SUITE 100, FORT WORTH, TEXAS 76116

PRC

REVISED NOVEMBER 6, 2018

SHEET 2 OF 9
JOB No.: 6979-09

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WESTPOINTE EAST PUBLIC IMPROVEMENT DISTRICT

LINE TABLE
SEE SHEET 8
& 9

2382.9 ACRES
MORE OR LESS

1611.112 ACRES
PULTE HOMES OF TEXAS L.P.
VOL. 10940, PG. 369 O.P.R.

COTTONWOOD WAY
(VOL. 9572, PGS. 195, O.P.R.)

ALAMO RANCH UNIT
50C, PH2
VOLUME 9595,
PAGE 205 O.P.R.

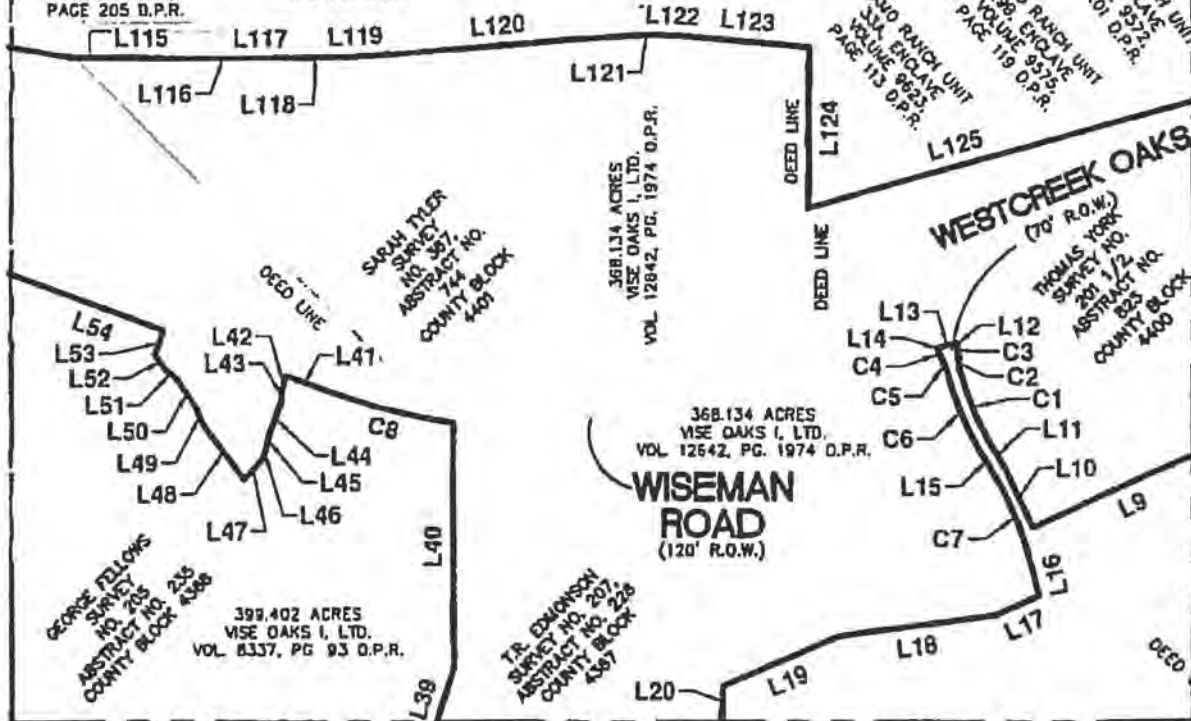
ALAMO RANCH UNIT
50B
VOLUME 9566,
PAGE 155 O.P.R.

ALAMO RANCH UNIT
51A ENCLAVE
VOLUME 9523,
PAGE 113 O.P.R.

ALAMO RANCH UNIT
51B ENCLAVE
VOLUME 9572,
PAGE 201 O.P.R.

MATCHLINE SHEET 5

MATCHLINE SHEET 1



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 1000 8TH LANE, 411 S. MAIN, ARTHUR, TX 75013 I. ADAMS
 714-215-2151 FAX 714-215-2152

MATCHLINE SHEET 5

REVISED NOVEMBER 6, 2018

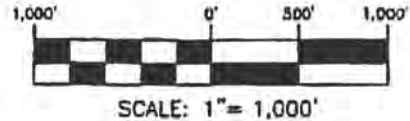
SHEET 3 OF 9
JOB No.: 6979-09

LEGEND:

- DR DEED RECORDS OF BEXAR COUNTY TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

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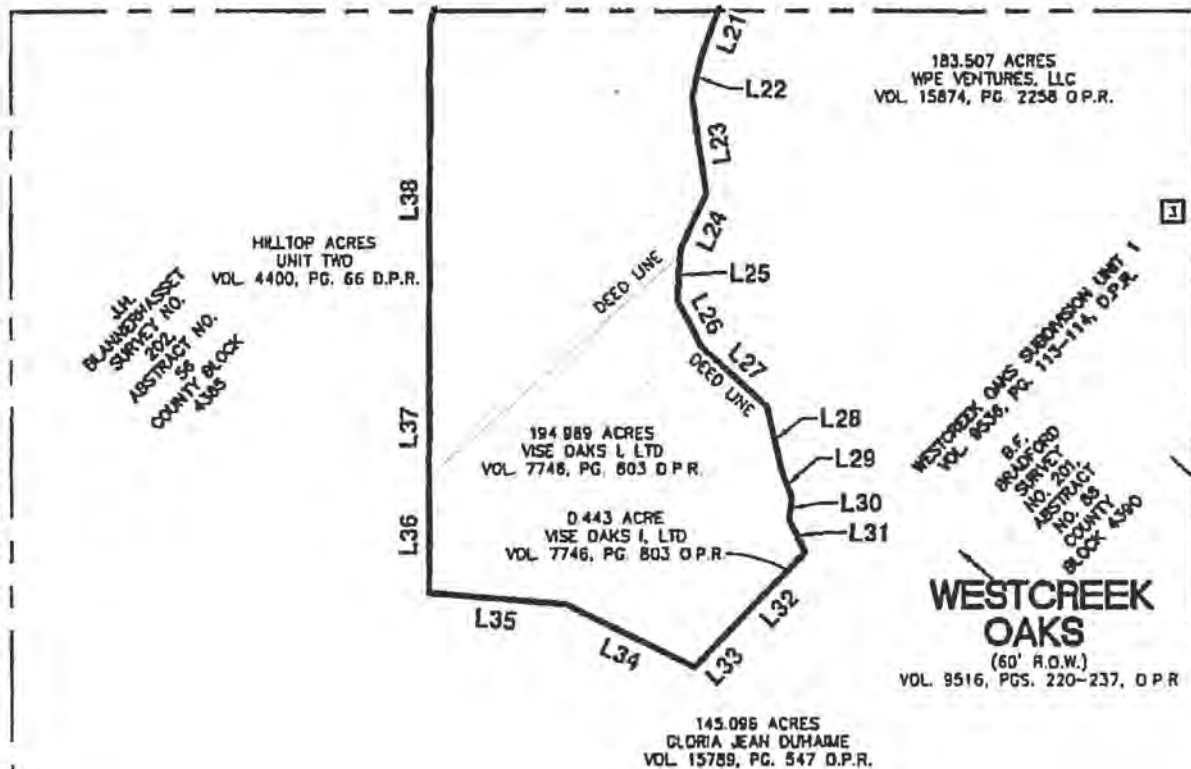
LINE TABLE SEE
SHEET 8 & 9

WESTPOINTE EAST PUBLIC IMPROVEMENT DISTRICT

2382.9 ACRES
MORE OR LESS

MATCHLINE SHEET 3

MATCHLINE SHEET 5



MATCHLINE SHEET 2

KEYNOTES

- WESTCREEK OAKS
SUBDIVISION UNIT 2
VOL. 9537 PG. 207 O.P.R.

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SHEET 4 OF 9
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COUNTY, TEXAS

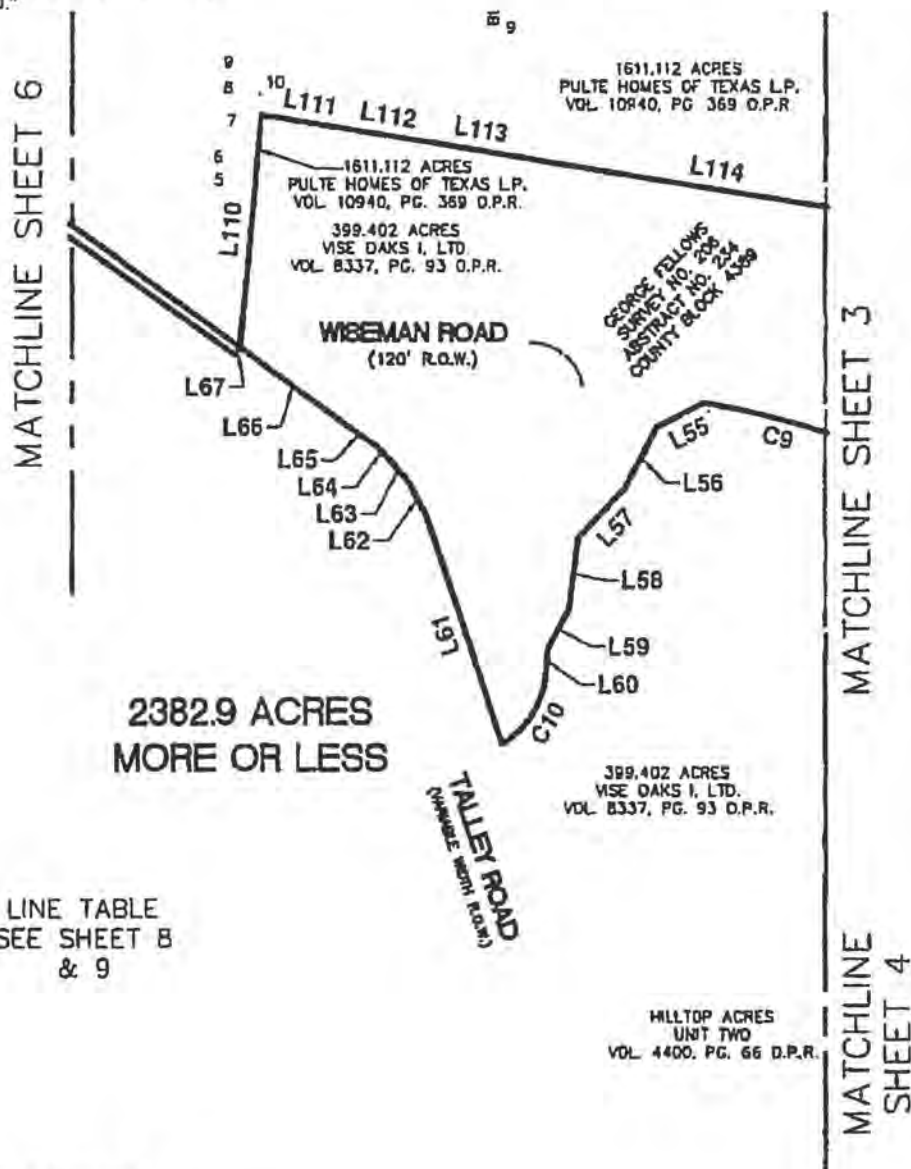
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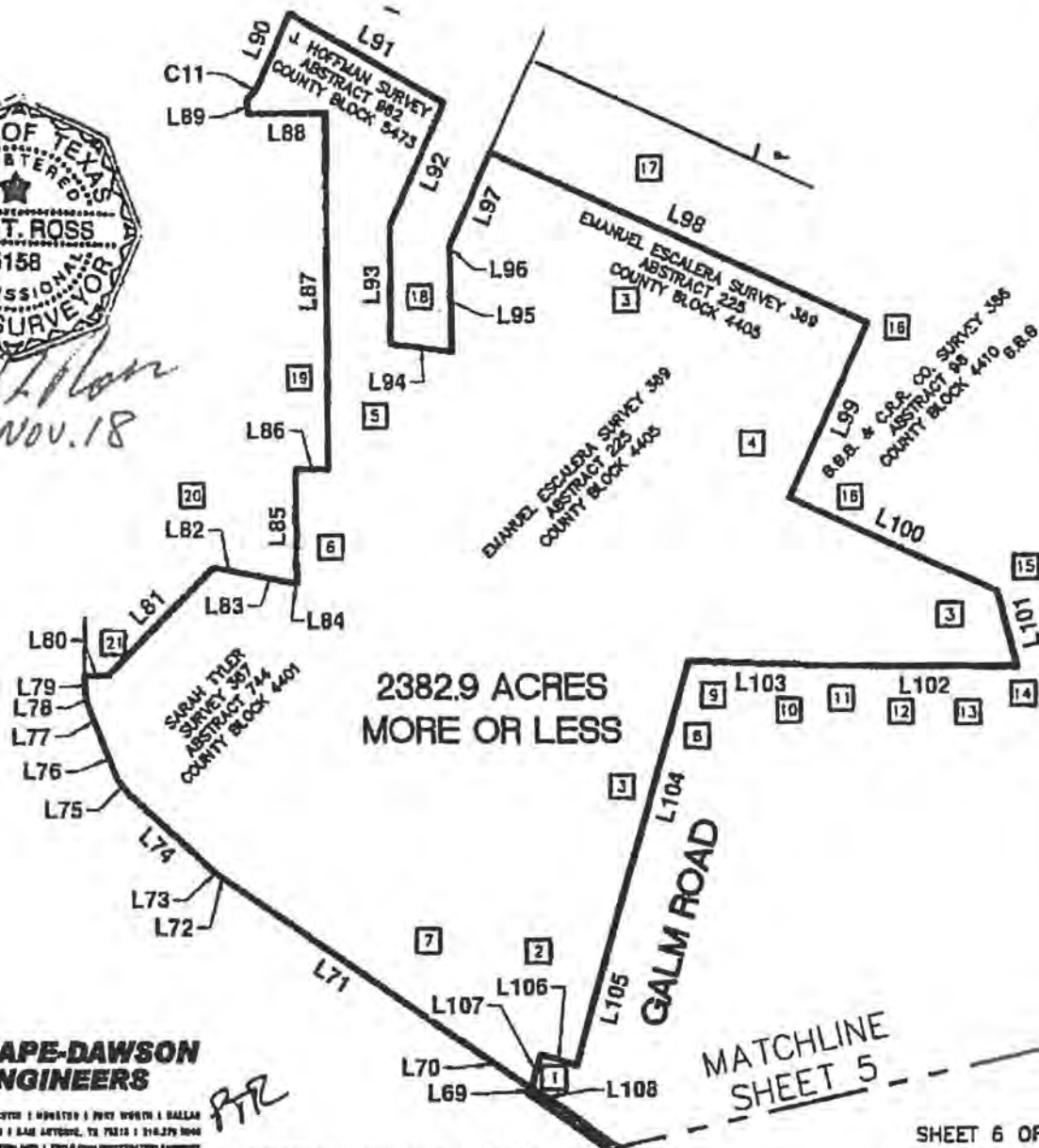
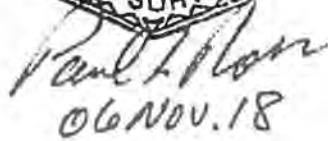
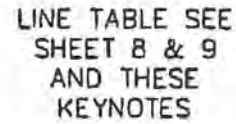
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75201-1000 | 214-375-1000 | FAX 214-375-1000
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PR

DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

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SHEET 6 OF 9
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KEYNOTES

- | | | |
|---|---|---|
| <p>[1] LOT 1, BLOCK 26, C8 4389
TALLEY ROAD CHURCH
SUBDIVISION
(VOL. 9621, PG. 205 DPR)</p> <p>[2] 74.72 ACRES
CAMPBELTON ROAD, LTD.
(VOL. 8159, PG. 542 OPR)</p> <p>[3] 509.64 ACRES
VISE OAKS I, LTD.
(VOL. 9438, PG. 1273 OPR)</p> <p>[4] 325.07 ACRES
CAMPBELTON ROAD, LTD.
(VOL. 8187, PG. 814 OPR)</p> <p>[5] 157.48 ACRES
VISE OAKS, LTD.
(VOL. 9437, PG. 963 OPR)</p> <p>[6] 51.568 ACRES
CAMPBELTON ROAD, LTD.
(VOL. 8187, PG. 828 OPR)</p> <p>[7] 297.00 ACRES
BECKER RANCH, LTD.
(VOL. 7723, PG. 1880 OPR)</p> <p>[8] 20 ACRES
CAROLYN CONNAWAY
(VOL. 16307, PG. 523 OPR)</p> <p>[9] 18.934 ACRES
DANIEL E BADE
(VOL. 9289, 585 OPR)</p> <p>[10] 14.90 ACRES
MYRA J. ANDERS
(VOL. 16210, PG. 2424 OPR)</p> | <p>[11] 14.500 ACRES
DERBA HEVERLY-CAMPBELL
(VOL. 14629, PG. 1687 OPR)</p> <p>[12] DEAN SCHINBOER
DOCUMENT NOT FOUND</p> <p>[13] 14.90 ACRES
GARY KRIMMER
(VOL. 15782, PG. 1207 OPR)</p> <p>[14] ALBERT HORVATH
DOCUMENT NOT FOUND</p> <p>[15] 196.160 ACRES
ALT DEVELOPMENT, INC.
(VOL. 12281, PG. 757 OPR)</p> <p>[16] 125.955 ACRES
OSCAR W. GASS
(VOL. 11628, PG. 218 OPR)</p> <p>[17] 119.833 ACRES
DAVID GASS
(VOL. 5921, PG. 710 OPR)</p> <p>[18] 117.985 ACRES
ERNESTINE HAZEL OWINGS
(VOL. 12148, PG. 888 OPR)</p> <p>[19] 183.61 ACRES
WAYNE LEE BENKE
(VOL. 13514, PG. 1496 OPR)</p> <p>[20] 101.216 ACRES
DONALD S THOMAS
(VOL. 6362, PG. 1523 OPR)</p> <p>[21] 10.000 ACRES
JOSEPH M. FAUNCE
(VOL. 8979, PG. 1056 OPR)</p> | <p>[22] 8.861 ACRES
RANDALL BENDELE
(VOL. 11140, PG. 2017 OPR)</p> <p>[23] 6.871 ACRES
RANDALL BENDELE
(VOL. 11140, PG. 2024 OPR)</p> <p>[24] 6.871 ACRES
TERRY M. HECT
(VOL. 11079, PG. 1579 OPR)</p> <p>[25] PORTION OF 199.948 ACRES
NATIONAL SKEET SHOOTING
ASSOCIATION
(VOL. 7055, PG. 728 DPR)</p> <p>[26] LOT 901, BLOCK 15, CB 4408
WESTPOINTE NORTH UNIT 3A
(VOL. 9646, PG. 141, DPR)</p> <p>[27] PORTION OF A 185.151 ACRE TRACT
SPH CULEBRA, LTD.
(VOL. 10851, PG. 2265 OPR)</p> <p>[28] 95.422 ACRES
KB HOME LONE STAR, LP
(VOL. 11918, PG. 1012 OPR)</p> <p>[29] 1.258 ACRES
MYRTLE LUELLA NICKEL
(VOL. 12949, PG. 1808 OPR)</p> <p>[30] 40 ACRES
LOS SUENOS DEVELOPMENTS, LP
(VOL. 12887, PG. 1279 OPR)</p> |
|---|---|---|

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PR

LINE TABLE		
LINE	BEARING	LENGTH
L1	S43°48'45"W	1176.29'
L2	N53°11'27"W	375.66'
L3	N32°46'15"W	290.89'
L4	N48°14'53"W	966.45'
L5	N65°22'46"E	513.08'
L6	N24°37'13"W	1736.62'
L7	S65°22'42"W	2380.55'
L8	N21°25'19"W	80.14'
L9	S65°23'24"W	1136.35'
L10	N24°45'26"W	373.99'
L11	N30°10'15"W	154.89'
L12	N14°16'26"W	8.60'
L13	S75°41'54"W	110.00'
L14	S14°16'26"E	9.30'
L15	S30°10'15"E	154.89'
L16	S14°18'06"E	189.39'
L17	S65°23'37"W	270.29'
L18	S82°34'35"W	897.63'
L19	S66°38'14"W	708.02'
L20	S01°16'33"W	158.70'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S20°34'56"W	335.24'
L22	S13°18'46"W	246.46'
L23	S08°46'42"E	541.45'
L24	S25°10'40"W	344.97'
L25	S03°11'59"W	285.08'
L26	S28°18'05"E	293.73'
L27	S48°25'43"E	501.96'
L28	S13°09'46"E	379.81'
L29	S21°21'15"E	151.06'
L30	S09°20'22"W	115.54'
L31	S26°32'27"E	210.14'
L32	S44°52'31"W	649.56'
L33	S44°40'13"W	255.93'
L34	N64°13'52"W	808.38'
L35	N85°14'40"W	778.41'
L36	N00°04'43"W	646.28'
L37	N00°15'39"E	566.00'
L38	N00°11'22"E	1970.76'
L39	N18°13'27"E	412.55'
L40	N00°00'00"E	1387.89'

LINE TABLE		
LINE	BEARING	LENGTH
L41	N69°53'44"W	231.27'
L42	S13°17'27"W	91.14'
L43	S00°24'20"E	55.38'
L44	S20°07'22"W	207.63'
L45	S08°48'14"W	47.60'
L46	S20°05'54"W	92.91'
L47	S43°48'56"W	149.34'
L48	N36°50'57"W	390.00'
L49	N21°19'38"W	89.63'
L50	N34°31'32"W	206.45'
L51	N50°28'26"W	83.43'
L52	N36°37'34"W	97.97'
L53	N20°07'22"E	145.44'
L54	N69°53'44"W	760.34'
L55	S62°58'32"W	301.87'
L56	S27°56'42"W	383.15'
L57	S44°04'58"W	389.57'
L58	S07°12'17"W	404.68'
L59	S28°52'39"W	252.46'
L60	S04°16'56"W	131.13'

LINE TABLE		
LINE	BEARING	LENGTH
L61	N18°45'00"W	1355.12'
L62	N27°56'41"W	208.99'
L63	N40°23'20"W	178.04'
L64	N46°39'39"W	101.13'
L65	N54°25'40"W	205.26'
L66	N54°31'55"W	735.76'
L67	S35°30'04"W	50.00'
L68	N55°08'40"W	3874.22'
L69	N33°54'02"E	68.64'
L70	N56°05'56"W	1056.81'
L71	N56°03'10"W	3353.39'
L72	N55°40'44"W	123.01'
L73	N48°45'49"W	74.90'
L74	N47°54'04"W	1393.64'
L75	N37°36'54"W	191.92'
L76	N22°31'48"W	534.60'
L77	N21°51'40"W	434.84'
L78	N14°04'38"W	111.10'
L79	N02°24'59"W	219.94'
L80	N89°55'43"E	288.20'

LINE TABLE		
LINE	BEARING	LENGTH
L81	N44°44'21"E	1818.26'
L82	S79°00'40"E	370.48'
L83	S79°03'48"E	627.41'
L84	S80°04'01"E	17.57'
L85	N00°18'55"W	1359.54'
L86	S89°39'39"E	398.71'
L87	N00°23'16"W	4234.94'
L88	S89°57'39"W	942.63'
L89	N00°19'26"W	169.55'
L90	N23°50'08"E	876.75'
L91	S60°10'17"E	2148.10'
L92	S24°00'59"W	1585.98'
L93	S00°16'25"E	1414.15'
L94	S82°50'21"E	744.30'
L95	N01°06'20"W	1208.49'
L96	N01°04'31"W	65.12'
L97	N23°41'38"E	1199.72'
L98	S66°04'16"E	4987.47'
L99	S24°28'44"W	2283.24'
L100	S66°09'55"E	2739.12'

LINE TABLE		
LINE	BEARING	LENGTH
L101	S14°11'09"E	920.51'
L102	N89°52'10"W	2183.95'
L103	N88°20'05"W	1773.53'
L104	S15°57'59"W	3219.36'
L105	S15°48'52"W	1777.37'
L106	N74°02'07"W	449.99'
L107	S15°57'55"W	411.03'
L108	S57°50'02"E	428.03'
L109	S54°29'56"E	3438.59'
L110	N05°29'27"E	1307.77'
L111	S80°51'38"E	520.24'
L112	S81°00'41"E	390.48'
L113	S80°50'12"E	671.21'
L114	S80°58'12"E	2073.47'
L115	S89°40'45"E	768.77'
L116	S89°58'46"E	156.62'
L117	N89°27'14"E	275.48'
L118	N89°06'14"E	333.80'
L119	N88°00'40"E	134.58'
L120	N85°35'08"E	1510.78'

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LINE TABLE		
LINE	BEARING	LENGTH
L121	N88°52'57"E	137.30'
L122	S87°31'46"E	158.89'
L123	S85°00'37"E	704.71'
L124	S00°21'06"W	903.61'
L125	N74°28'54"E	1818.93'
L126	N74°27'12"E	1803.85'
L127	N74°23'23"E	159.65'
L128	N74°38'32"E	664.89'
L129	N73°55'26"E	311.97'
L130	N74°31'19"E	312.00'
L131	N74°37'19"E	514.00'
L132	N74°31'19"E	140.60'
L133	N74°31'12"E	547.70'
L134	N74°35'12"E	698.35'
L135	S02°38'02"W	264.44'
L136	S06°19'31"W	62.14'
L137	S01°27'07"W	1156.95'
L138	S00°06'02"W	632.47'
L139	S04°23'07"W	305.79'
L140	S00°22'05"E	573.29'

LINE TABLE		
LINE	BEARING	LENGTH
L141	S15°22'59"E	347.14'
L142	S00°20'21"E	993.78'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1615.00'	15°52'09"	N22°14'11"W	445.88'	447.31'
C2	272.22'	16°40'39"	N06°46'40"W	78.96'	79.24'
C3	195.30'	18°21'52"	N04°58'31"W	62.33'	62.60'
C4	190.00'	16°47'48"	S22°40'19"E	55.50'	55.70'
C5	270.00'	16°46'07"	S22°41'10"E	78.74'	79.02'
C6	1685.57'	16°04'38"	S22°07'52"E	471.42'	472.97'
C7	1965.00'	15°52'09"	S22°14'11"E	542.51'	544.25'
C8	3632.62'	12°02'07"	N75°54'47"W	761.65'	763.06'
C9	4940.84'	10°32'56"	N75°10'11"W	908.38'	909.66'
C10	508.81'	55°58'03"	S32°29'46"W	477.49'	497.02'
C11	746.20'	20°02'18"	N33°51'23"E	259.64'	260.97'

EXHIBIT B

BOUNDARY MAP OF THE DISTRICT

EXHIBIT C

FIELD NOTES FOR THE WESTLAKES PROPERTIES



METES AND BOUNDS DESCRIPTION FOR

A 142.808 acre, or 6,220,729 square feet more or less, tract of land comprised of all of that called 74.697-acre Tract Two recorded in Volume 13962., Pages 1923-1940 and all of that called 68.060-acre Tract One recorded in Volume 11041, Pages 1075-1083 of the Official Public Records of Real Property of Bexar County, Texas, and being out of the William T. Neil Survey 62, Abstract 544, County Block 5197 and the Nepomuceno Juarez Survey 61, Abstract 373, County Block 4312, both of Bexar County, Texas. Said 142.808-acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a found Type III Texas Department of Transportation (TxDOT) monument at the northwest corner of said 74.697-acre Tract Two and the herein described tract, on the south right-of-way line of U.S. Highway 90, a variable width public right-of-way at this point, at North 13,683,628.35 and East 2,065,201.13 of said coordinate system;

THENCE: N 72°40'33" E, with said right-of-way and with the north line of said Tract Two a distance of 62.88 feet to a found ½" iron rod at a northeast corner of said Tract Two and the northwest corner of a 0.809-acre tract described in deed to Liquid Environmental Solutions of Texas, L.P. recorded in Volume 9725, Pages 1942-1944 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 00°05'20" W, departing said right-of-way with an east line of said Tract Two a distance of 692.75 feet to a found ½" iron rod, a reentrant corner of said tract two and a southwest corner of a 3.184-acre tract described in deed to Liquid Environmental Solutions of Texas, L.P. recorded in said Volume 9725, Pages 1942-1944 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 89°35'56" E, with a north line of said Tract Two and south line of said 3.184-acre tract, continuing with the south line of a 5.681-acre tract described in deed to Money King Ltd. recorded in Volume 15993, Pages 964-968 a distance of 692.47 feet to a found ¾" iron rod at the southeast corner of said 5.681-acre tract and a northeast corner of said Tract Two on the west line of Pue Road, a variable width public right-of-way;

THENCE: S 01°17'07" E, with an east line of said Tract Two and west right-of-way line of said Pue Road a distance of 415.26 feet to a found ½" iron rod at the northwest corner of said Tract One, and an angle of said Pue Road;

THENCE: N 89°33'42" E, with the north line of said Tract One and a south line of said Pue Road a distance of 512.91 feet to a set mag nail and washer at the northeast corner of said Tract One;

Peoples Verdes
142.808 Acres
Job No: 6979-09

THENCE: With the east line of said tract One and west line of said Pue Road the following bearings and distances:

S 00°11'18" E, a distance of 2018.95 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 00°23'06" E, a distance of 1551.34 feet to a found ¾" iron rod;

S 00°22'38" E, a distance of 1189.38 feet to a point;

S 00°33'02" E, a distance of 1342.07 feet to a point;

S 09°17'27" W, a distance of 273.03 feet to a found Texas Department of Transportation Type III monument at a cutback to F.M. Loop 1604;

S 73°05'22" W, a distance of 40.30 feet to a found Texas Department of Transportation Type II monument, the east right-of-way line of said F.M. Loop 1604;

THENCE: With the east right-of-way line of said F.M. Loop 1604 the following bearings and distances:

N 16°36'39" W, a distance of 1009.80 feet to a point;

N 14°12'27" W, a distance of 350.27 feet to a point;

N 18°09'51" W, a distance of 1114.37 feet to a found Texas Department of Transportation Type II monument;

N 25°22'48" W, a distance of 305.39 feet to a found Texas Department of Transportation Type II monument;

N 23°03'27" W, a distance of 974.49 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the southwest corner of said tract Two;

THENCE: N 00°05'03" E, departing said right-of-way with the west line of said Tract Two a distance of 64.52 feet to a found ¾" iron rod at the southwest corner of a 2500 square foot – 0.057-acre tract described in deed to Crown Comm Inc. recorded in Volume 9081, Pages 1760-1764 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Around said 0.057-acre tract the following bearings and distances:

S 89°54'57" E, a distance of 50.00 feet to a found ½" iron rod;

N 00°05'03" E, a distance of 50.00 feet to set mag nail and washer stamped "Pape-Dawson";

Peoples Verdes
142.808 Acres
Job No: 6979-09

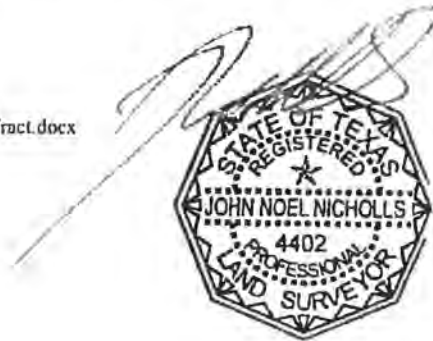
N 89°54'57" W, a distance of 50.00 feet to a found $\frac{1}{4}$ " iron rod at the northwest corner of said 0.057-acre tract and on the west line of said Tract Two on the east line of a 53.429-acre tract described in deed to San Antonio Land Fund 1 recorded in Volume 6070, Pages 1964-1970 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 00°05'03" E, with the common line of said Tract Two and said 53.429-acre tract a distance of 3135.64 feet to a point;

THENCE: N 00°05'20" E, with the common line of said Tract Two and said 53.429-acre tract a distance of 674.44 feet to the POINT OF BEGINNING, and containing 142.808 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground under job 8887-00 dated October, 2015 and this description and map prepared under job number 6979-09 by Pape-Dawson Engineers, Inc.

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

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 6, 2018, November 8, 2018.
JOB NO. 6979-09
DOC. ID: N:\CIVIL\6979-09\Zoning\Word\6979-09 Peoples Verdes Tract.docx





LOCATION MAP

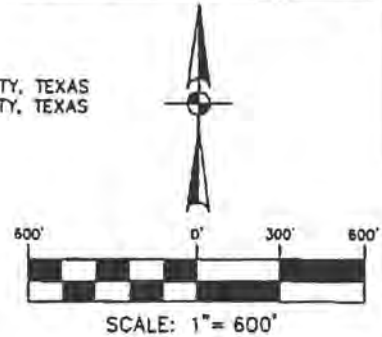
MAPSCO M4 D6 DT
NOT TO SCALE

LEGEND:

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

NOTES:

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



GN=13,686,628.35'
GE=2,065,201.13'

P.O.B.

FD TXDOT (TYPE III)

N 00°05'20" E 674.44'

U.S. HIGHWAY 90
(VARIABLE WIDTH R.O.W.)

N72°40'33"E
62.88'

FD 1/2" I.R.

MONEY KING, LTD.
1.251 ACRES
(VOL.15993
PGS.964-968
D.P.R.)

S00°05'20"W
692.75'

LIQUID ENVIRONMENTAL
SOLUTIONS OF
TEXAS, L.P.
3.184 ACRES
(VOL.9725
PGS.1942-1944
D.P.R.)

MONEY KING, LTD.
5.681 ACRES
(VOL.15993
PGS.964-968
D.P.R.)

FD 1/2" I.R. N 89°35'56" E 692.47'

WILLIAM T. NIEL SURVEY 62
ABSTRACT 544 COUNTY BLOCK 5197

142.808 ACRES

(6,220,729 SQ. FT. MORE OR LESS)

TRACT TWO - 74.697 ACRES

53.429 ACRES
SAN ANTONIO LAND
FUND 1
VOL. 6070 PGS
1964-1970, D.P.R.

24% - PEOPLES VERDES RANCH HOLDING CO., LTD.
(VOL.13962 PGS. 1923-1928 O.P.R.)

75% - PEOPLES VERDES RANCH HOLDING CO., LTD.
(VOL. 13962 PG 1929-1934 O.P.R.)

1% - PEOPLES VERDES RANCH HOLDING CO., LTD.
(VOL.13962 PGS.1935-1940 O.P.R.)

WILLIAM McQUEEN SURVEY
306
ABSTRACT 506
COUNTY BLOCK 4316



S01°17'07"E
415.26'

CHRISTOPHER WILLIAMS
SURVEY 307
ABSTRACT 815
COUNTY BLOCK 4314

N 89°33'42" E 512.91'

SET MAG NAIL & WASHER

FD. 5/8" I.R.

MATCHLINE SEE PAGE - 5

EXHIBIT
FOR

**PAPE-DAWSON
ENGINEERS**

A 142.808 ACRE, OR 6,220,729 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF ALL OF THAT CALLED 74.697-ACRE TRACT TWO RECORDED IN VOLUME 13962, PAGES 1923-1940 AND ALL OF THAT CALLED 68.060-ACRE TRACT ONE RECORDED IN VOLUME 11041, PAGES 1075-1083 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE WILLIAM T. NIEL SURVEY 62, ABSTRACT 544, COUNTY BLOCK 5197 AND THE NEPONUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312, BOTH OF BEXAR COUNTY, TEXAS

Date: Nov 08, 2018, 7:44am User: J. Nicholls
File: N:\Projects\18079-08\Zoning\18079-08 - 8007-00 Peoples Verdes.dwg

1000 HW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 18079-08

November 8, 2018

JOB No.:

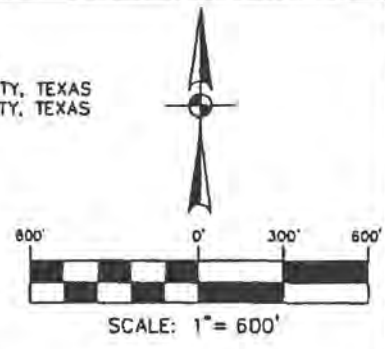
PAGE 4 OF 8

6979-09



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

NOTES:
 1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
 2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



LOCATION MAP

MAPSCO M46 DA D7
 NOT C-S ALE

MATCHLINE SEE PAGE - 4

53.429 ACRES
 SAN ANTONIO LAND
 FUND 1
 VOL. 6070 PGS
 1984-1970, O.P.R.

WILLIAM T. NIEL
 SURVEY 62
 ABSTRACT 544 COUNTY
 BLOCK 5197

NEPOMUCENO JUAREZ
 SURVEY 61
 ABSTRACT 373
 COUNTY BLOCK 4312

142.808 ACRES
 (6,220,729 SQ. FT. MORE OR LESS)

N 00°05'03" E 3135.64'

S 00°11'18" E 2018.95'

TRACT TWO - 74.697 ACRES

- 24% - PEOPLES VERDES RANCH HOLDING CO., LTD.
 (VOL. 13962 PGS. 1923-1928 O.P.R.)
- 75% - PEOPLES VERDES RANCH HOLDING CO., LTD.
 (VOL. 13962 PG. 1929-1934 O.P.R.)
- 1% - PEOPLES VERDES RANCH HOLDING CO., LTD.
 (VOL. 13962 PGS. 1935-1940 O.P.R.)

TRACT ONE - 68.060 ACRES
 PEOPLES VERDES RANCH
 HOLDING CO., LTD.
 (VOL. 11041 PGS. 1075-1083 O.P.R.)



MATCHLINE SEE PAGE - 6

EXHIBIT FOR

PAPE-DAWSON ENGINEERS

A 142.808 ACRE, OR 6,220,729 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF ALL OF THAT CALLED 74.697-ACRE TRACT TWO RECORDED IN VOLUME 13962, PAGES 1923-1940 AND ALL OF THAT CALLED 68.060-ACRE TRACT ONE RECORDED IN VOLUME 11041, PAGES 1075-1083 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE WILLIAM T. NIEL SURVEY 62, ABSTRACT 544, COUNTY BLOCK 5197 AND THE NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312, BOTH OF BEXAR COUNTY, TEXAS

Date: Nov 08, 2018, 7:48am User ID: ANCHOLLS
 File: M:\1000\6979-00\Conting\6979-09 - 6987-00 Peoples Verdes.dwg

1000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.0000
 FAX: 210.375.0010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 1000000

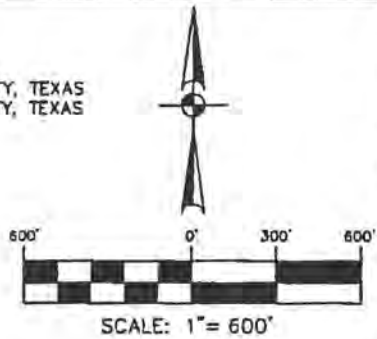
November 8, 2018

PAGE 5 OF 8
 JOB No.: 6979-09

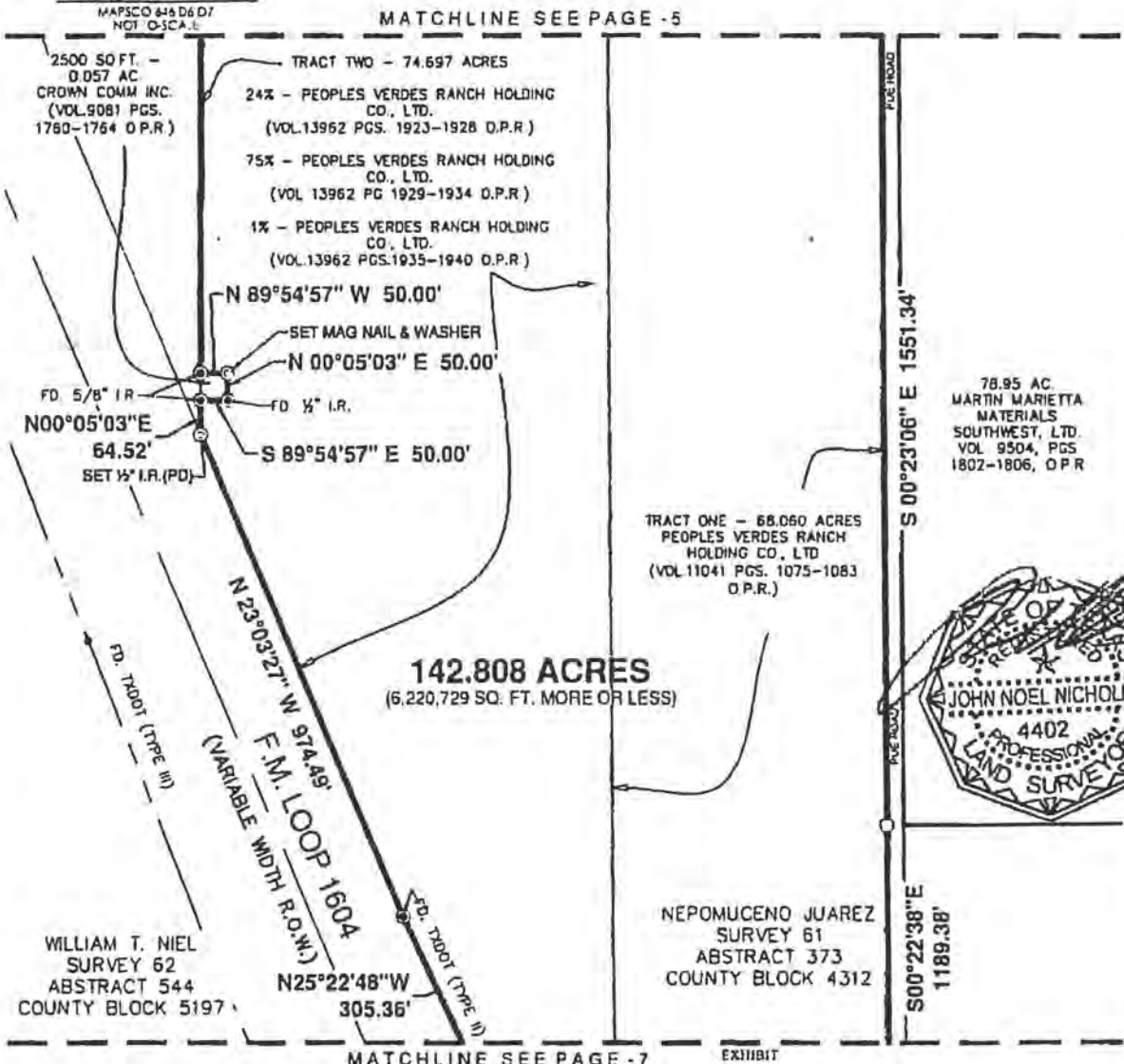


LEGEND:
 DR DEED RECORDS OF BEXAR COUNTY, TEXAS
 OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 FIR FOUND 1/2" IRON ROD

NOTES:
 1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
 2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



LOCATION MAP



PAPE-DAWSON ENGINEERS

A 142.808 ACRE, OR 6,220,729 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF ALL OF THAT CALLED 74.697-ACRE TRACT TWO RECORDED IN VOLUME 13962, PAGES 1923-1940 AND ALL OF THAT CALLED 68.060-ACRE TRACT ONE RECORDED IN VOLUME 11041, PAGES 1075-1083 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE WILLIAM T. NIEL SURVEY 62, ABSTRACT 544, COUNTY BLOCK 5197 AND THE NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312 BOTH OF BEXAR COUNTY, TEXAS

Date: Nov 08, 2018, 7:45am User: ED: NICHOLLS
 File: N:\1879-09\1879-09\1879-09 - 6897-00 Peoples Verdes.dwg

142.808 AC NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.373.9000
 FAX: 210.373.9010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10020603

November 8, 2018
 JOB No.: 6979-09
 PAGE 6 OF 8



LOCATION MAP

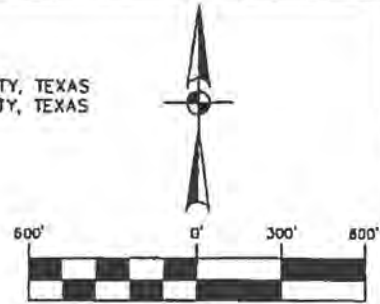
MAPSCO 446 Da D7
NOT TO SCALE

LEGEND:

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

NOTES:

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



SCALE: 1" = 600'

MATCHLINE SEE PAGE - 6

N25°22'48"W
305.36'

FD TXDOT (TYPE II)

142.808 ACRES
(6,220,729 SQ. FT. MORE OR LESS)

N 18°09'51" W 1114.37'

(VARIABLE WIDTH R.O.W.)
F.M. LOOP 1604

TRACT ONE - 68.060
ACRES
PEOPLES VERDES RANCH
HOLDING CO., LTD
(VOL. 11041 PGS. 1075-1083
O.P.R.)

PUEBLO ROAD
S00°22'38"E
1189.38'

NEPOMUCENO JUAREZ
SURVEY 61
ABSTRACT 373
COUNTY BLOCK 4312

FD TXDOT (TYPE II)

N14°12'27"W
350.27'

S00°33'02"E
1342.07'

N16°36'39"W
1009.80'

EXHIBIT
FOR



WILLIAM T. NIEL
SURVEY 62
ABSTRACT 544 COUNTY
BLOCK 5197

**PAPE-DAWSON
ENGINEERS**

A 142.808 ACRE, OR 6,220,729 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF ALL OF THAT CALLED 74.697-ACRE TRACT TWO RECORDED IN VOLUME 13962, PAGES 1921-1940 AND ALL OF THAT CALLED 68.060-ACRE TRACT ONE RECORDED IN VOLUME 11041, PAGES 1075-1083 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE WILLIAM T. NIEL SURVEY 62, ABSTRACT 544, COUNTY BLOCK 5197 AND THE NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312 BOTH OF BEXAR COUNTY, TEXAS.

Date: Nov 08, 2018, 7:46am User ID: MICHOLLS
File: M:\1879-09\1879-09\1879-09 - 1879-09 Peoples Verdes.dwg

1100 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.373.9000
FAX: 210.373.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

November 8, 2018

JOB No.:

PAGE 7 OF 8

6979-09



LOCATION MAP

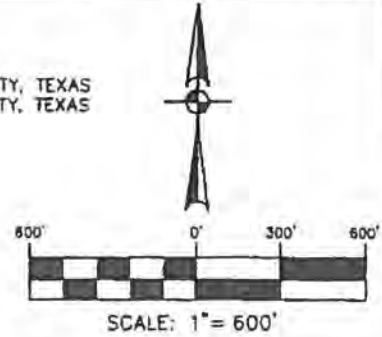
MAPSCO 646 D4 D7
NOT TO SCALE

LEGEND:

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

NOTES:

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



142.808 ACRES
(6,220,729 SQ. FT. MORE OR LESS)

MATCHLINE SEE PAGE -7

N16°36'39"W
1009.80'

S00°33'02"E
1342.07'

S09°17'27"W
273.03'

S73°05'22"W
40.30'

FD. TXDOT (TYPE II)

FD. TXDOT (TYPE III)

FD. TXDOT (TYPE II)



**PAPE-DAWSON
ENGINEERS**

EXHIBIT
FOR

A 142.808 ACRE, OR 6,220,729 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF ALL OF THAT CALLED 74.697 ACRE TRACT TWO RECORDED IN VOLUME 13962, PAGES 1923-1940 AND ALL OF THAT CALLED 48.060 ACRE TRACT ONE RECORDED IN VOLUME 11041, PAGES 1075-1081 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE WILLIAM T NEIL SURVEY 62, ABSTRACT 344, COUNTY BLOCK 5197 AND THE NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 371, COUNTY BLOCK 4312, BOTH OF BEXAR COUNTY, TEXAS

10 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.0000
FAX: 210.375.0010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 10029800

November 8, 2018

JOB No.:

6979-09

PAGE 7 OF 8

Date: Nov 08, 2018, 7:48am User: J. NICHOLLS
File: H:\142.808 Acres\142.808 Acres.dwg - 8837-00 Peoples Veritas.dwg



**METES AND BOUNDS DESCRIPTION
FOR**

A 46.817 acre, or 2,039,353 square feet more or less, tract of land out of that 183.205-acre tract as described in deed to VISE SPH Ltd. recorded in Volume 12801, Pages 1914-1921 of the Official Public Records of Real Property of Bexar County, Texas, said 183.205 acres of land being all of a 34.000 acre tract of land designated as Tract A and all of a 149.17 acre tract of land designated as Tract B as described by Deed conveyed to Kathleen N. Janiga recorded in Volume 6301, Pages 1024-1032 of the Official Public Records of Bexar County, Texas out of the Juan Nepomuceno Juarez Survey 61, Abstract 373, County Block 4312 of Bexar County, Texas. Said 46.817-acre tract being more fully described as follows, with description based on said deed to 183.205 acres and matched to bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a set 1/2" iron pin on the East Right of Way line of Loop 1604 being the Northwest corner of said 149.17-acre tract and the Southwest corner of a 201.31-acre tract designated as Tract C recorded in Volume 6301, Pages 1013-1023 of the Official Public Records of Bexar County, Texas; said iron pin being the most Westerly Northwest corner of the herein described tract:

THENCE: N 89°45'07" E, leaving the East Right of Way line of Loop 1604 with the North boundary of said 149.17-acre tract a distance of 1001.61 feet to a point;

THENCE: Departing said line and over and across said 183.205-acre tract, offset 300-feet to the east of said East Right-of-Way line of Loop 1604, and parallel to said right-of-way the following bearings and distances:

S 03°29'55" E, a distance of 350.48 feet to a point;

S 01°32'56" W, a distance of 173.66 feet to a point;

S 00°23'12" E, a distance of 808.05 feet to a point;

S 02°28'16" W, a distance of 100.29 feet to a point;

S 00°23'12" E, a distance of 606.84 feet to a point on the south line of said 149.17-acre tract;

THENCE: S 89°44'57" W, a distance of 1000.00 feet with the South boundary of said 149.17-acre tract to a set 1/2" iron pin on the East Right of Way line of Loop 1604 being the Northwest corner of a 4.393-acre tract designated as Tract D as described by Deed recorded in Volume 6301, Pages 1013-1023, Official Public Records of Bexar County, Texas and the herein described tract;

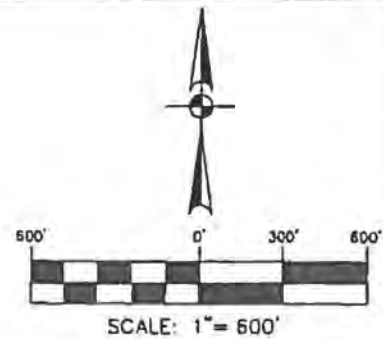
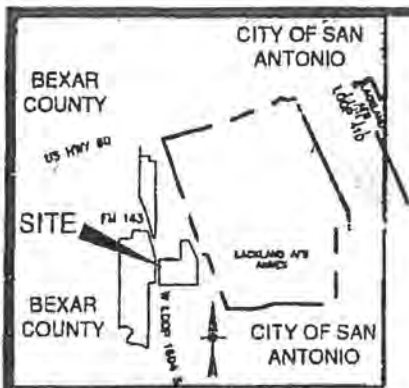
WISE-West
46.817 Acres
Job No:6979-09

THENCE: With the East Right of Way line of Loop 1604, the following:
N 00°23' 12" W, 629.41 feet to a found Texas Department of Transportation brass disk monument for an angle;
N 02° 28' 16" E, 100.29 feet to a found Texas Department of Transportation brass disk monument for an angle;
N 00° 23' 12" W, (reference line), 800.00 feet to a found Texas Department of Transportation brass disk monument for an angle;
N 01° 32' 56" E, 146.48 feet to a found Texas Department of Transportation brass disk monument for an angle;
N 03° 29' 55" W, 363.20 feet to the POINT OF BEGINNING, and containing 46.817 acres in Bexar County, Texas.

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

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 6, 2018, November 8, 2018.
JOB NO. 6979-09
DOC. ID. N:\CIVIL\6979-09\Zoning\Word\6979-09 Zoning WISE SPH C-3.docx





LOCATION MAP

MAPSCO 346 D4 D7
NOT TO SCALE

NENTWICH TRUST
201.31 ACRES
(VOL.5301
PGS.1013-1019 O.P.R.)

JUAN NEPOMUCENO JUAREZ
SURVEY 61 ABSTRACT 373
COUNTY BLOCK 4312

P.O.B. - 46.817 AC.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°45'07"E	1001.61'
L2	S03°29'55"E	350.48'
L3	S01°32'56"W	173.65'
L4	S00°23'12"E	808.05'
L5	S02°28'16"W	100.29'
L6	S00°23'12"E	606.84'
L7	S89°44'57"W	1000.00'
L8	N00°23'12"W	629.41'
L9	N02°28'16"E	100.29'
L10	N00°23'12"W	800.00'
L11	N01°32'56"E	146.48'
L12	N03°29'55"W	363.20'

46.817 ACRES
(2,039,353 SQ. FT. MORE OR LESS)

183.205 ACRES
VISE SPH LTD.
(VOL. 12801 PG 1914-1921 O.P.R.)

4.393 ACRES - NENTWICH TRUST.
(VOL. 6301 PG 1013-1023 O.P.R.)
METES AND BOUNDS DESCRIPTION
FOR ZONING

A 46.817 ACRE, OR 611,812 SQUARE FEET MORE OR LESS, TRACT OF LAND
OUT OF THAT 183 205-ACRE TRACT AS DESCRIBED IN DEED TO VISE SPH
LTD. RECORDED IN VOLUME 12801, PAGES 1914-1921 OF THE OFFICIAL
PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

November 6, 2018

JOB No.:

6979-09

**PAPE-DAWSON
ENGINEERS**

10 HWY LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 4000000

Date: Nov 06, 2018, 7:37am User ID: NNOCHOLLS
File: N:\1818\1818-09\1818-09-09 VISE-SPH Metes.dwg



METES AND BOUNDS DESCRIPTION
FOR

A 136.389 acre, or 5,941,086 square feet more or less, tract of land out of that 183.205-acre tract as described in deed to VISE SPH Ltd. recorded in Volume 12801, Pages 1914-1921 of the Official Public Records of Real Property of Bexar County, Texas, said 183.205 acres being all of a 34.000 acre tract of land designated as Tract A and all of a 149.17 acre tract of land designated as Tract B as described by Deed conveyed to Kathleen N. Janiga recorded in Volume 6301, Pages 1024-1032 of the Official Public Records of Bexar County, Texas, out of the Juan Nepomuceno Juarez Survey 61, Abstract 373, County Block 4312 of Bexar County, Texas. Said 136.389-acre tract being more fully described as follows, with description based on said deed to 183.205 acres and matched to bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

COMMENCING: At a set 1/2" iron pin on the East Right of Way line of Loop 1604 being the Northwest corner of said 149.17-acre tract and the Southwest corner of a 201.31-acre tract designated as Tract C recorded in Volume 6301, Pages 1013-1023 of the Official Public Records of Bexar County, Texas;

THENCE: N 89°45'07" E, departing said right-of-way and with the line of said 183.205-acre tract a distance of 1001.61 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: N 89°45'07" E, a distance of 820.22 feet with the North boundary of said 149.17-acre tract to a found 1/2" iron pin being the Southwest corner of said 34.000-acre tract for an angle;

THENCE: With the West, North and Northeast boundary of said 34.000-acre tract, the following:

N 00° 12' 52" W, 1499.58 feet leaving the North boundary of said 149.17-acre tract to a found 1/2" iron pin being the Northwest corner of said 34.000-acre tract and being the most Northerly Northwest corner of the herein described tract;

N 89° 50' 35" E, 591.88 feet to a found 1/2" iron pin being the Northeast corner of said 34.000-acre tract and the most Northerly Northeast corner of the herein describe& tract;

S 28° 00' 59"E, 1694.56 feet to a found PK nail in cedar fence post being the Southeast corner of said 34.000-acre tract, the Southeast corner of the aforementioned 201.31-acre tract and the Northeast corner of said 149.17-acre tract;

WISE-SPH
136.389 Acres
Job No: 6979-09

THENCE: With the East boundary of said 149.17-acre tract, the following:
S 00° 16' 57" E, 724.81 feet to a found 1/2" iron pin for an angle;
S 00° 11' 37" E, 1312.87 feet to a found 1/2" iron pin being the Northeast corner of a 4.393-acre tract designated as Tract D as described by Deed recorded in Volume 6301, Pages 1013-1023, Official Public Records of Bexar County, Texas and being the Southeast corner of said 149.17-acre tract and the herein described tract;

THENCE: S 89°44'57" W, with the South boundary of said 149.17-acre tract and north line of said 4.393-acre tract, a distance of 2188.57 feet to a point;

THENCE: Over and across said 183.205-acre tract, parallel and 300 feet offset to the east of the F.M. 1604 right-of-way the following bearings and distances:
N 00°23'12" W, a distance of 606.84 feet to a point;
N 02°28'16" E, a distance of 100.29 feet to a point;
N 00°23'12" W, a distance of 808.05 feet to a point;
N 01°32'56" E, a distance of 173.66 feet to a point;
N 03°29'55" W, a distance of 350.48 feet to the POINT OF BEGINNING, and containing 136.389 acres in Bexar County, Texas.

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

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 6, 2018, November 8, 2018
JOB NO: 6979-09
DOC ID: N:\CIVIL\6979-09\Zoning\Word\6979-09 WISE East.docx





METES AND BOUNDS DESCRIPTION
FOR

33.268 acres out of that called 34.582-acre tract, surveyed as 34.590 acres, said 34.582 acres described in deed to Peoples Verdes Ranch Holdings Co. Ltd. recorded in Volume 11032, Pages 1593-1601 of the Official Public Records of Real Property of Bexar County, Texas, out of the Juan Nepomuceno Juarez Survey 61, Abstract 373, County Block 4312 of Bexar County, Texas. Said 33.268 acres being in two parts, and being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

PART 1

13.956 acres, or 607,902 square feet out of the northern part of said 34.590-acre tract:

BEGINNING: At a found 5/8" iron rod, the north corner of said 34.590-acre tract, on the southwest right-of-way line of F.M. 1604, the Charles Anderson Loop, a variable width right-of-way, and being S 14°42'48" E, 250.69 feet and S 21°13'39" E, 468.05 feet from the intersection of said southwest right-of-way line of F.M. 1604 and the south right-of-way line of F.M. 143, said POINT OF BEGINNING at North 13,679,445.19 and East 2,065,988.97 of said coordinate system;

THENCE: With said southwest right-of-way line of said F.M. 1604 and east line of said 34.590 acres the following bearings and distances:

S 21°13'39" E, a distance of 111.95 feet to a found Texas Highway Department of Transportation (TxDOT) Type II monument, for an angle;

S 13°16'06" E, a distance of 622.75 feet to a found TxDOT Type III monument, for an angle;

S 16°36'39" E, a distance of 500.10 feet to a found TxDOT Type II monument, for an angle;

S 15°56'15" E, a distance of 482.82 feet to a found TxDOT Type II monument, for an angle;

S 08°51'28" E, a distance of 458.30 feet to a found Type II monument, for an angle;

S 00°24'02" E, a distance of 39.85 feet to a 1/2" iron rod with cap marked "Pape-Dawson" set for a northeast corner of a 9.351-acre tract recorded in Volume 19028, Pages 1060-1084 of the Official Public Records of Real Property of Bexar County, Texas, said 9.351-acre tract containing 1.323 acres of and severing said 34.590-acre tract;

Westlakes
33.268 Acres
Job No: 6979-09

THENCE: Departing said line and over and across said 34.590-acre tract with a north line of said 9.351-acre tract the following bearings and distances:

S 89°21'14" W, a distance of 304.61 feet to a ½" iron rod with cap marked "Pape-Dawson" a point of curvature;

Along a tangent curve to the right, said curve having a radius of 355.00 feet, a central angle of 11°50'10", a chord bearing and distance of N 84°43'40" W, 73.21 feet, for an arc length of 73.34 feet to a ½" iron rod with cap marked "Pape-Dawson";

N 78°48'35" W, a distance of 145.90 feet to a ½" iron rod with cap marked "Pape-Dawson" set for a southeast corner of a 39.760-acre tract recorded in Volume 19028, Pages 1040-1049 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Departing said north line of said 9.351-acre tract with the east line of said 39.760-acre tract and said west line of said 34.590-acre tract the following bearings and distances:

N 00°16'14" W, a distance of 1113.86 feet to a ½" iron rod with cap marked "Pape-Dawson" set for an angle of said 461.991-acre tract, and an angle of said 34.590-acre tract;

N 00°12'28" W, a distance of 107.65 feet to a found iron rod with cap marked "Cude", an angle of said 461.991-acre tract, and an angle of said 34.590-acre tract;

THENCE: N 00°13'48" W, at 44.18 feet passing a set ½" iron rod with cap marked "Pape-Dawson" at the northeast corner of said 39.760-acre tract and continuing a total distance of 893.57 feet to the POINT OF BEGINNING, and containing 13.956 acres.

PART 219.312 acres, or 841,240 square feet more or less, out of the southern part of said 34.590-acre tract

BEGINNING: At a found TxDOT Type III monument on the west right-of-way line of said F.M. 1604, at the southeast corner of said 34.590-acre tract, at North 13,675,599.43 and East 2,066,530.61 of said coordinate system;

THENCE: S 86°14'04" W, departing said right-of-way and with the south line of said 34.590-acre tract a distance of 525.29 feet to a found iron rod with cap marked "Cude", the southwest corner of said 34.590-acre tract, on an east line of a 137.38-acre tract recorded in Volume 13397, Pages 1015-1029 of the Official Public Records of Real Property of Bexar County, Texas;

Westlakes
33.268 Acres
Job No: 6979-09

THENCE: N 00°16'14" W, with the west line of said 34.590-acre tract and east line of said 137.38-acre tract, at 193.47 feet passing a set ½" iron rod with cap marked "Pape-Dawson" at the southeast corner of a 45.281-acre tract recorded in Volume 19028, Pages 1050-1059 of the Official Public Records of Real Property of Bexar County, Texas and continuing for a total distance of 1653.65 feet to a ½" iron rod with cap marked "Pape-Dawson" set for the northeast corner of said 45.281-acre tract and on a north line of the aforementioned 9.351-acre tract, and from which the southwest corner of the above described Part 1 bears N 00°16'14" W, 112.24 feet;

THENCE: Over and across said 34.590 acres with the south line of said 9.351-acre tract the following bearings and distances:

S 78°48'35" E, a distance of 123.60 feet to a set ½" iron rod with cap marked "Pape-Dawson" for a point of curvature

Along a tangent curve to the right, said curve having a radius of 465.00 feet, a central angle of 11°50'10", a chord bearing and distance of S 84°43'40" E, 95.89 feet, for an arc length of 96.06 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 89°21'14" E, a distance of 304.14 feet to a set ½" iron rod with cap marked "Pape-Dawson" on the west right-of-way of F.M. 1604, at the northeast corner of the herein described tract, and from which the southeast corner of the above described Part 1 bears N 00°24'02" W, 110.00 feet;

THENCE: S 00°24'02" E, a distance of 1589.81 feet to the POINT OF BEGINNING, and containing 19.312 acres.

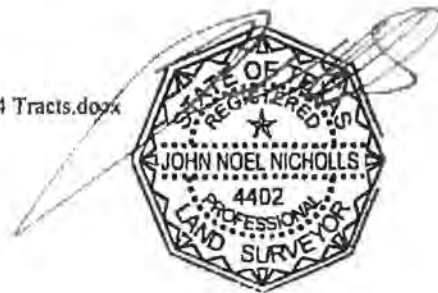
In all 33.268 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground 12th February, 2018 under job 11348-08,.

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: November 6, 2018, November 8, 2018.

JOB NO. 6979-09

DOC. ID. N:\CIVIL\6979-09\Zoning\6979-09 Westlakes 1604 Tracts.dwg





LOCATION MAP

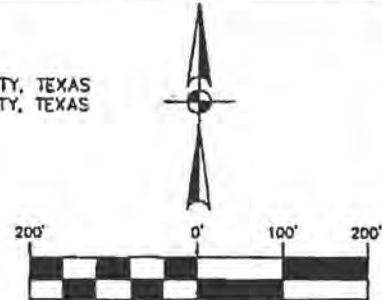
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NOT TO SCALE

LEGEND:

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

NOTES:

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



SCALE: 1" = 200'

F.M. 143
FD. TXDOT (TYPE II)

FD. TXDOT (TYPE II)

PEOPLES VERDES RANCH
HOLDINGS CO. LTD.
206.87 ACRES
(VOL. 11615 PGS. 2379-2389
O.P.R.)
CORRECTION DEED
(VOL. 12197, PGS. 750-761
O.P.R.)

13.956 ACRES
(607,902 SQ. FT.
MORE OR LESS)

N00°13'48"W
893.57'

MATCHLINE SEE PAGE 5

LOOP 1604
(VARIABLE WIDTH
RIGHT-OF-WAY)

S 14°42'48" E
250.69'

WILLIAM T. NEIL
SURVEY 62
ABSTRACT 544
COUNTY BLOCK 5197

S 21°13'39" E 168.05'

JUAN NEPOMUCENO JUAREZ
SURVEY 61 ABSTRACT 373
COUNTY BLOCK 4312

P.O.B.

13.956 AC.

GN=13,679,445.19'

GE=2,065,988.97'

FD. 5/8" I.R.

S 21°13'39" E 111.95'

FD. TXDOT (TYPE II)

S13°16'06"E
622.75'

PUE RD
(VARIABLE WIDTH RIGHT-OF-WAY)



EXHIBIT
FOR

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78215 | 210.575.8800
TRAPE PIRM REGISTRATION #470 | TRAPE PIRM REGISTRATION #10028600

33.268 ACRES OUT OF THAT CALLED 34.582-ACRE TRACT, SURVEYED AS
34.590 ACRES, SAID 34.582 ACRES DESCRIBED IN DEED TO PEOPLES VERDES
RANCH HOLDINGS CO. LTD. RECORDED IN VOLUME 11032, PAGES 1593-1601
OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR
COUNTY, TEXAS, OUT OF THE JUAN NEPOMUCENO JUAREZ SURVEY 61,
ABSTRACT 373, COUNTY BLOCK 4312 OF BEXAR COUNTY, TEXAS

November 8, 2018

JOB No.:

PAGE 4 OF 7

6979-09

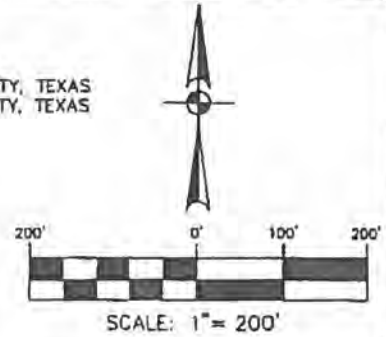


LEGEND:

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

NOTES:

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



LOCATION MAP

MAPSCO 446 D&D7
 NOT-TO-SCALE

MATCHLINE SEE PAGE 4

PEOPLES VERDES RANCH
 HOLDINGS CO. LTD.
 206.87 ACRES
 (VOL. 11615
 PGS. 2379-2389 O.P.R.)
 CORRECTION DEED
 (VOL. 12197, PGS.
 750-761 O.P.R.)

FD. I.R. (CUDE)
 N00°12'28"W
 107.65'

39.760 ACRES
 PULTE HOMES OF TEXAS,
 LP
 (VOL. 19028
 PGS. 1040-1049 R.P.R.)



849.38'

N00°13'48"W 893.57'

44.18'

N00°16'14"W 1113.86'

S13°16'06"E
 622.75'

FD. TXDOT (TYPE III)

S16°36'39"E
 500.10'

FD. TXDOT (TYPE II)

**13.956
 ACRES**
 (607,902 SQ. FT.
 MORE OR LESS)

34.590 ACRES
 PEOPLES VERDES
 RANCH HOLDINGS CO.
 LTD.
 34.582 ACRES
 (VOL. 11032 PGS.
 1593-1601 O.P.R.)

S15°56'15"E
 482.82'

LOOP 1604
 (VARIABLE WIDTH
 RIGHT-OF-WAY)

MATCHLINE SEE PAGE 6

EXHIBIT
 FOR

33.268 ACRES OUT OF THAT CALLED 34.582-ACRE TRACT, SURVEYED AS
 34.590 ACRES, SAID 34.582 ACRES DESCRIBED IN DEED TO PEOPLES VERDES
 RANCH HOLDINGS CO. LTD. RECORDED IN VOLUME 11032, PAGES 1593-1601
 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR
 COUNTY, TEXAS, OUT OF THE JUAN NEPOMUCENO JUAREZ SURVEY 61,
 ABSTRACT 373, COUNTY BLOCK 4312 OF BEXAR COUNTY, TEXAS

**PAPE-DAWSON
 ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2020 NW LOOP 410 | SAN ANTONIO, TX 78218 | 210.375.9000
 TYPE FIRM REGISTRATION #478 | TRIPLE FIRM REGISTRATION #10024002

November 8, 2018

JOB No.: 6979-09

PAGE 5 OF 7

Date: Nov 08, 2018, 4:36pm User ID: NICHOLLS
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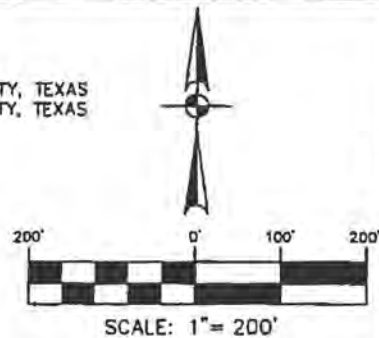
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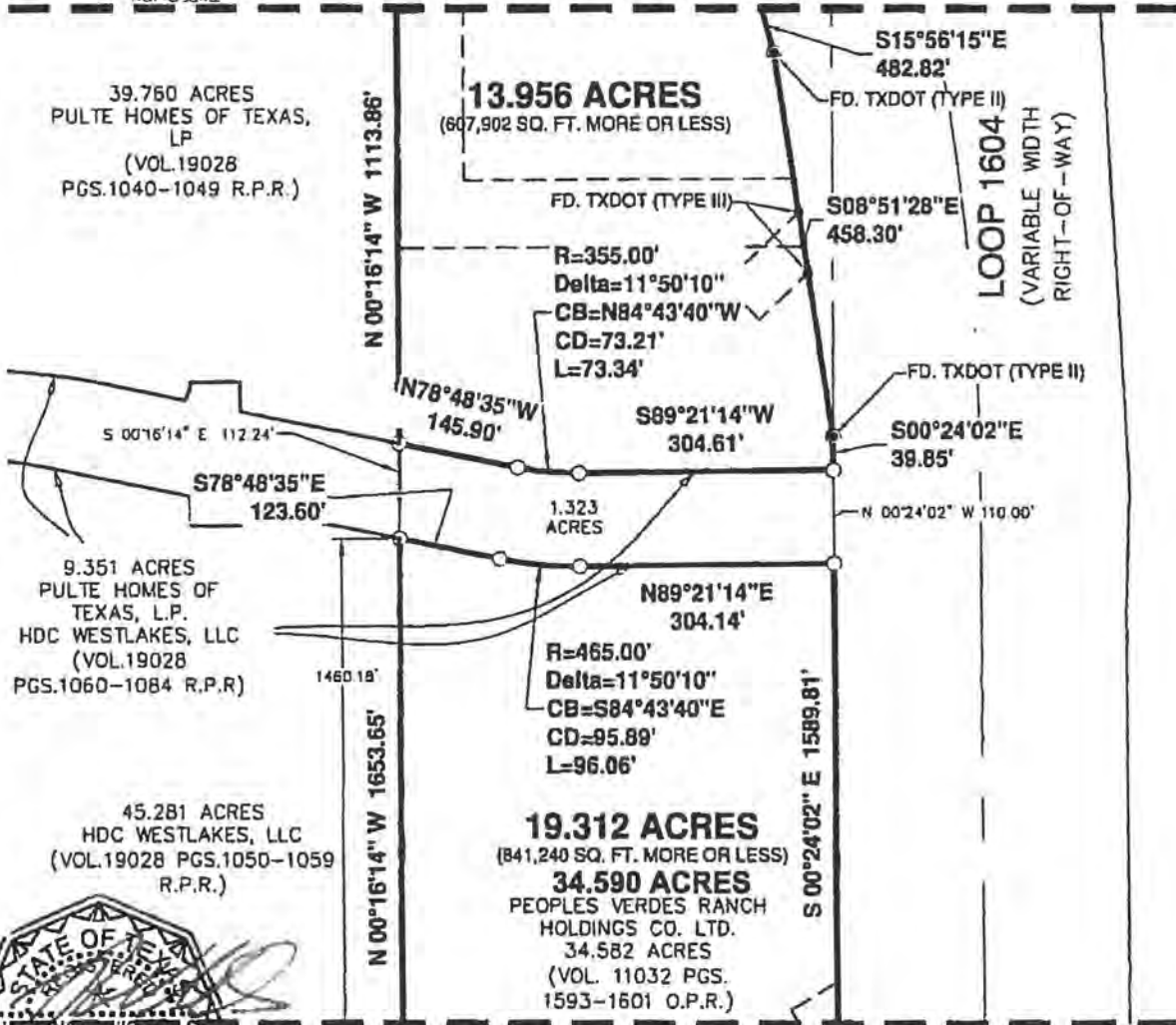
OR DEED RECORDS OF BEXAR COUNTY, TEXAS
 OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 FIR FOUND 1/2" IRON ROD

NOTES:

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



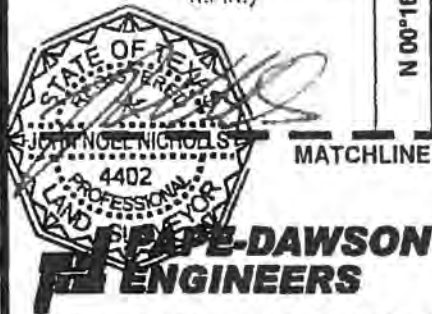
MATCHLINE SEE PAGE 5



MATCHLINE SEE PAGE 7

EXHIBIT FOR

33,268 ACRES OUT OF THAT CALLED 34,582-ACRE TRACT, SURVEYED AS 34,590 ACRES, SAID 34,582 ACRES DESCRIBED IN DEED TO PEOPLES VERDES RANCH HOLDINGS CO. LTD. RECORDED IN VOLUME 11032, PAGES 1593-1601 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JUAN NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 371, COUNTY BLOCK 4312 OF BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.373.8008
 TYPE PPM REGISTRATION #470 | TYPE PPM REGISTRATION #10028880

November 8, 2018

JOB No.:

6979-09

PAGE 5 OF 7

Date: Nov 08, 2018 6:58am User: JN NICHOLS
 File: H:\ONE\6979-09\Zoning\6979-09 - 11.540-02-02 Westlakes Zoning.dwg



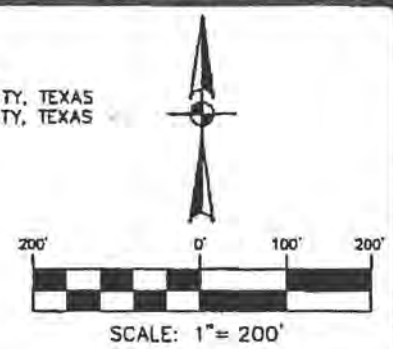
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 MAPSCO 646 D6 D7
 NOT TO SCALE

LEGEND:

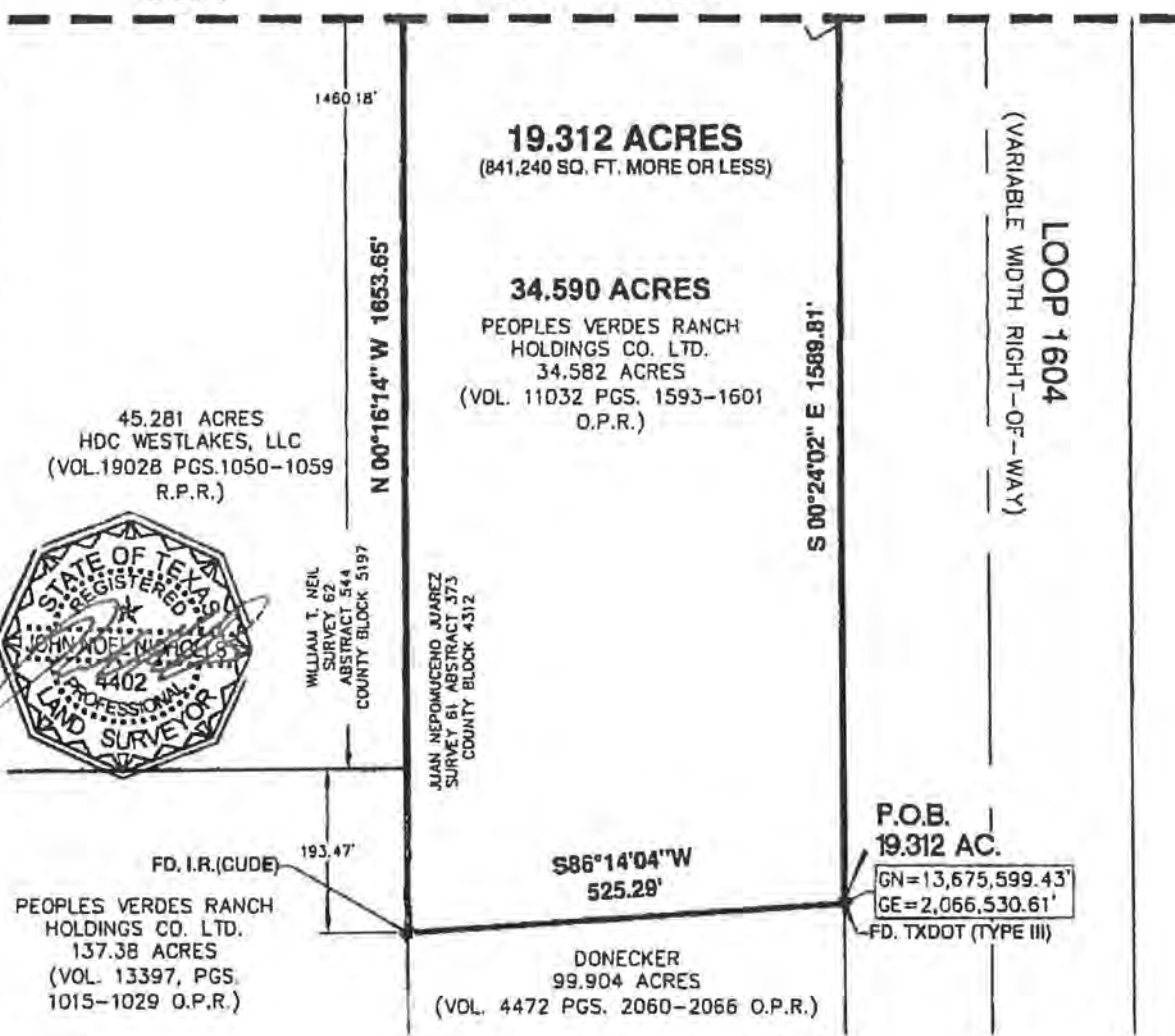
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

NOTES:

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



MATCHLINE SEE PAGE 6



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 3600 NW LOOP 410 | SAN ANTONIO, TX 78218 | 210.375.8000
 TYPE FIRM REGISTRATION 6479 | TRIPLE FIRM REGISTRATION #10028800

EXHIBIT FOR
 33.268 ACRES OUT OF THAT CALLED 34.582-ACRE TRACT, SURVEYED AS 34.590 ACRES, SAID 34.582 ACRES DESCRIBED IN DEED TO PEOPLES VERDES RANCH HOLDINGS CO. LTD. RECORDED IN VOLUME 11032, PAGES 1593-1601 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JUAN NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312 OF BEXAR COUNTY, TEXAS

Date: Nov 08, 2018 4:59pm User: JD: P:\CADD\6979-09\Zoning\6979-09 - 11348-07-02 Westlakes Zoning.dwg
 Plot No: \CADD\6979-09\Zoning\6979-09

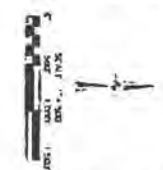
EXHIBIT D

BOUNDARY MAP OF THE WESTLAKES PROPERTIES

EXHIBIT E

MDP FOR THE WESTPOINTE PROPERTIES

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS
INSTRUMENT WAS FOUND TO BE INADEQUATE
FOR THE BEST PHOTOGRAPHIC REPRODUCTION
BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO
COPY, DISCOLORED PAPER ETC.

[illegible]

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VG-6-2018-20180248487

File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
GERARD C. RICKHOFF, BEXAR COUNTY CLERK**

Document Number:	20180248487
Recorded Date:	December 20, 2018
Recorded Time:	10:11 AM
Total Pages:	86
Total Fees:	\$362.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts 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 this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
12/20/2018 10:11 AM



Gerard C. Rickhoff
Gerard C. Rickhoff
Bexar County Clerk

EXHIBIT “C”



METES AND BOUNDS DESCRIPTION
FOR

A 142.808 acre, or 6,220,729 square feet more or less, tract of land comprised of all of that called 74.697-acre Tract Two recorded in Volume 13962., Pages 1923-1940 and all of that called 68.060-acre Tract One recorded in Volume 11041, Pages 1075-1083 of the Official Public Records of Real Property of Bexar County, Texas, and being out of the William T. Neil Survey 62, Abstract 544, County Block 5197 and the Nepomuceno Juarez Survey 61, Abstract 373, County Block 4312, both of Bexar County, Texas. Said 142.808-acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a found Type III Texas Department of Transportation (TxDOT) monument at the northwest corner of said 74.697-acre Tract Two and the herein described tract, on the south right-of-way line of U.S. Highway 90, a variable width public right-of-way at this point, at North 13,683,628.35 and East 2,065,201.13 of said coordinate system;

THENCE: N 72°40'33" E, with said right-of-way and with the north line of said Tract Two a distance of 62.88 feet to a found ½" iron rod at a northeast corner of said Tract Two and the northwest corner of a 0.809-acre tract described in deed to Liquid Environmental Solutions of Texas, L.P. recorded in Volume 9725, Pages 1942-1944 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 00°05'20" W, departing said right-of-way with an east line of said Tract Two a distance of 692.75 feet to a found ½" iron rod, a reentrant corner of said tract two and a southwest corner of a 3.184-acre tract described in deed to Liquid Environmental Solutions of Texas, L.P. recorded in said Volume 9725, Pages 1942-1944 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 89°35'56" E, with a north line of said Tract Two and south line of said 3.184-acre tract, continuing with the south line of a 5.681-acre tract described in deed to Money King Ltd. recorded in Volume 15993, Pages 964-968 a distance of 692.47 feet to a found ¾" iron rod at the southeast corner of said 5.681-acre tract and a northeast corner of said Tract Two on the west line of Pue Road, a variable width public right-of-way;

THENCE: S 01°17'07" E, with an east line of said Tract Two and west right-of-way line of said Pue Road a distance of 415.26 feet to a found ½" iron rod at the northwest corner of said Tract One, and an angle of said Pue Road;

THENCE: N 89°33'42" E, with the north line of said Tract One and a south line of said Pue Road a distance of 512.91 feet to a set mag nail and washer at the northeast corner of said Tract One;

Peoples Verdes
142.808 Acres
Job No: 6979-09

THENCE: With the east line of said tract One and west line of said Pue Road the following bearings and distances:

S 00°11'18" E, a distance of 2018.95 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 00°23'06" E, a distance of 1551.34 feet to a found ⅝" iron rod;

S 00°22'38" E, a distance of 1189.38 feet to a point;

S 00°33'02" E, a distance of 1342.07 feet to a point;

S 09°17'27" W, a distance of 273.03 feet to a found Texas Department of Transportation Type III monument at a cutback to F.M. Loop 1604;

S 73°05'22" W, a distance of 40.30 feet to a found Texas Department of Transportation Type II monument, the east right-of-way line of said F.M. Loop 1604;

THENCE: With the east right-of-way line of said F.M. Loop 1604 the following bearings and distances:

N 16°36'39" W, a distance of 1009.80 feet to a point;

N 14°12'27" W, a distance of 350.27 feet to a point;

N 18°09'51" W, a distance of 1114.37 feet to a found Texas Department of Transportation Type II monument;

N 25°22'48" W, a distance of 305.39 feet to a found Texas Department of Transportation Type II monument;

N 23°03'27" W, a distance of 974.49 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the southwest corner of said tract Two;

THENCE: N 00°05'03" E, departing said right-of-way with the west line of said Tract Two a distance of 64.52 feet to a found ⅝" iron rod at the southwest corner of a 2500 square foot – 0.057-acre tract described in deed to Crown Comm Inc. recorded in Volume 9081, Pages 1760-1764 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Around said 0.057-acre tract the following bearings and distances:

S 89°54'57" E, a distance of 50.00 feet to a found ½" iron rod;

N 00°05'03" E, a distance of 50.00 feet to set mag nail and washer stamped "Pape-Dawson";

Peoples Verdes
142.808 Acres
Job No: 6979-09

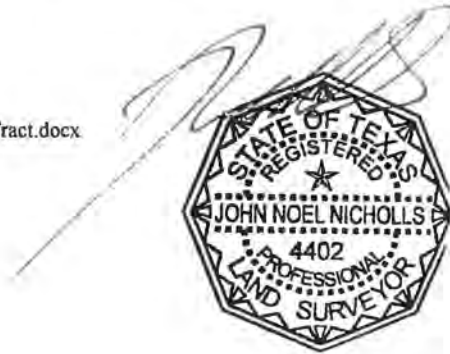
N 89°54'57" W, a distance of 50.00 feet to a found $\frac{3}{8}$ " iron rod at the northwest corner of said 0.057-acre tract and on the west line of said Tract Two on the east line of a 53.429-acre tract described in deed to San Antonio Land Fund 1 recorded in Volume 6070, Pages 1964-1970 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 00°05'03" E, with the common line of said Tract Two and said 53.429-acre tract a distance of 3135.64 feet to a point;

THENCE: N 00°05'20" E, with the common line of said Tract Two and said 53.429-acre tract a distance of 674.44 feet to the POINT OF BEGINNING, and containing 142.808 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground under job 8887-00 dated October, 2015 and this description and map prepared under job number 6979-09 by Pape-Dawson Engineers, Inc.

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

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 6, 2018, November 8, 2018.
JOB NO. 6979-09
DOC. ID: N:\CIVIL\6979-09\Zoning\Word\6979-09 Peoples Verdes Tract.docx





LOCATION MAP

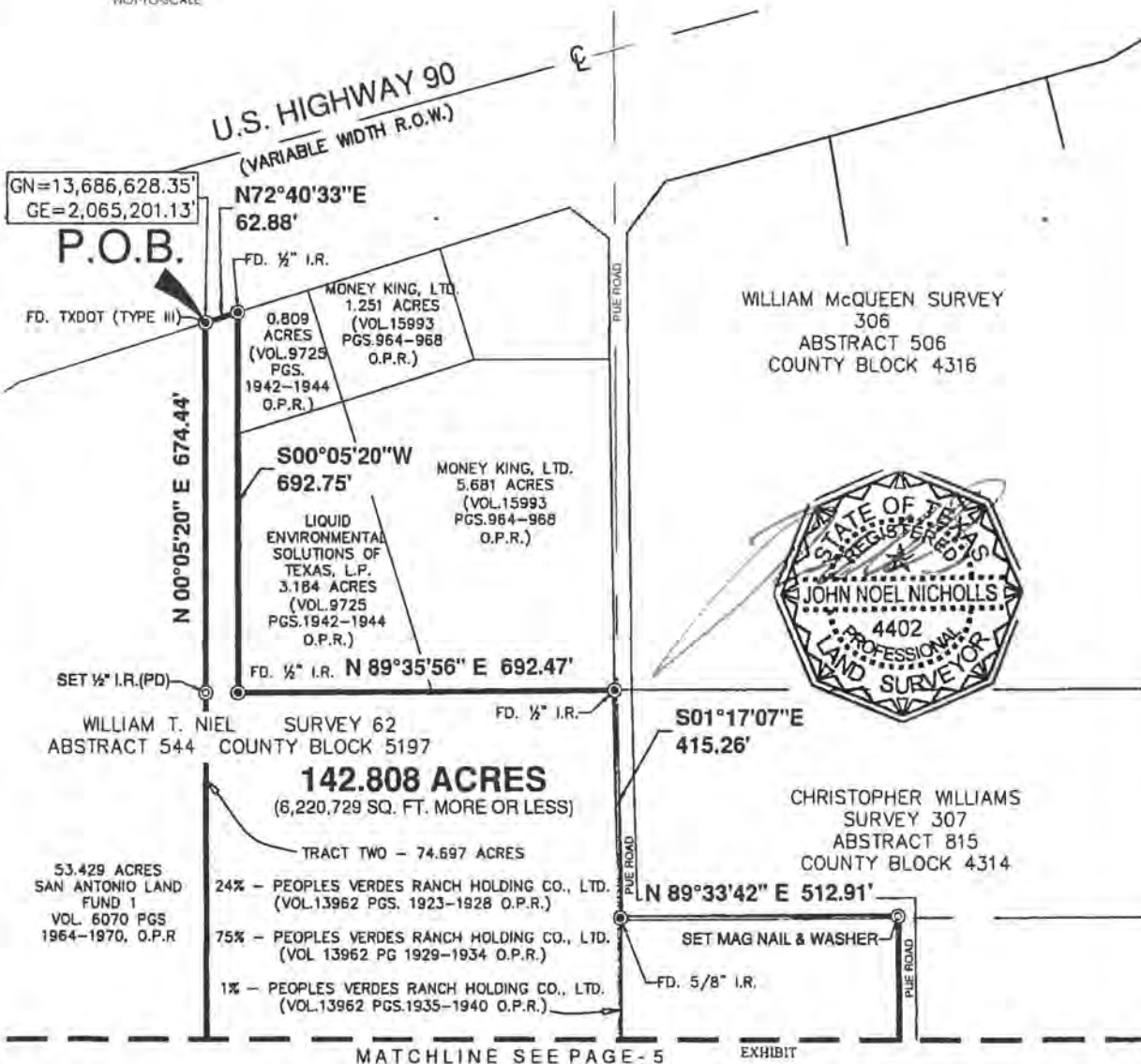
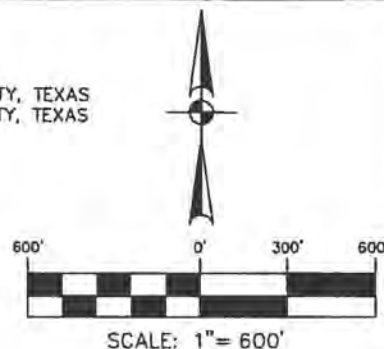
MAPSCO 846 D8 D7
NOT-TO-SCALE

LEGEND:

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

NOTES:

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



PAPE-DAWSON ENGINEERS

A 142.808 ACRE, OR 6,220,729 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF ALL OF THAT CALLED 74.697-ACRE TRACT TWO RECORDED IN VOLUME 13962, PAGES 1923-1940 AND ALL OF THAT CALLED 68.060-ACRE TRACT ONE RECORDED IN VOLUME 11041, PAGES 1075-1083 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE WILLIAM T. NIEL SURVEY 62, ABSTRACT 544, COUNTY BLOCK 5197 AND THE NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312, BOTH OF BEXAR COUNTY, TEXAS.

Date: Nov 08, 2018, 7:46am User ID: NNOCHOLLS
File: N:\VOL\6979-09\Zoning\6979-09 - Peoples Verdes.dwg

1000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

November 8, 2018

JOB No.:

PAGE 4 OF 8

6979-09



LOCATION MAP

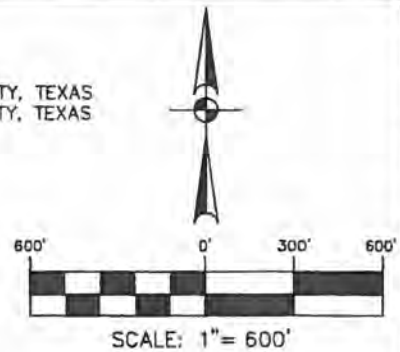
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NOT TO SCALE

LEGEND:

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

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
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MATCHLINE SEE PAGE -4

53.429 ACRES
SAN ANTONIO LAND
FUND 1
VOL. 6070 PGS
1964-1970, O.P.R.

WILLIAM T. NIEL
SURVEY 62
ABSTRACT 544 COUNTY
BLOCK 5197

NEPOMUCENO JUAREZ
SURVEY 61
ABSTRACT 373
COUNTY BLOCK 4312

142.808 ACRES
(6,220,729 SQ. FT. MORE OR LESS)

N 00°05'03" E 3135.64'

S 00°11'18" E 2018.95'

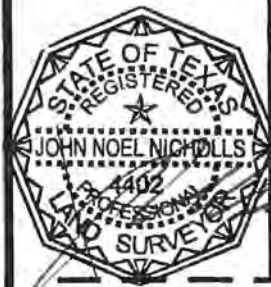
TRACT TWO - 74.697 ACRES

24% - PEOPLES VERDES RANCH HOLDING
CO., LTD.
(VOL.13962 PGS. 1923-1928 O.P.R.)

75% - PEOPLES VERDES RANCH HOLDING
CO., LTD.
(VOL. 13962 PG 1929-1934 O.P.R.)

1% - PEOPLES VERDES RANCH HOLDING CO.,
LTD.
(VOL.13962 PGS.1935-1940 O.P.R.)

TRACT ONE - 68.060 ACRES
PEOPLES VERDES RANCH
HOLDING CO., LTD
(VOL.11041 PGS. 1075-1083
O.P.R.)



MATCHLINE SEE PAGE -6

FD. 5/8" I.R.

EXHIBIT
FOR

**PAPE-DAWSON
ENGINEERS**

A 142.808 ACRE, OR 6,220,729 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF ALL OF THAT CALLED 74.697-ACRE TRACT TWO RECORDED IN VOLUME 13962, PAGES 1923-1940 AND ALL OF THAT CALLED 68.060-ACRE TRACT ONE RECORDED IN VOLUME 11041, PAGES 1075-1083 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE WILLIAM T. NIEL SURVEY 62, ABSTRACT 544, COUNTY BLOCK 5197 AND THE NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312, BOTH OF BEXAR COUNTY, TEXAS.

Date: Nov 08, 2018, 7:45am User ID: NICHOLLS
File: N:\DWL\6979-09\Zoning\6979-09 - 8887-00 Peoples Verdes.dwg

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

November 8, 2018

JOB No.:

PAGE 5 OF 8

6979-09

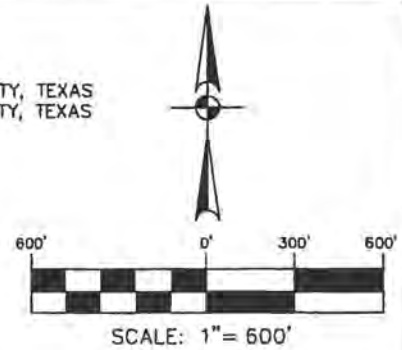


LEGEND:

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

NOTES:

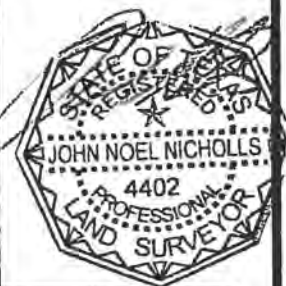
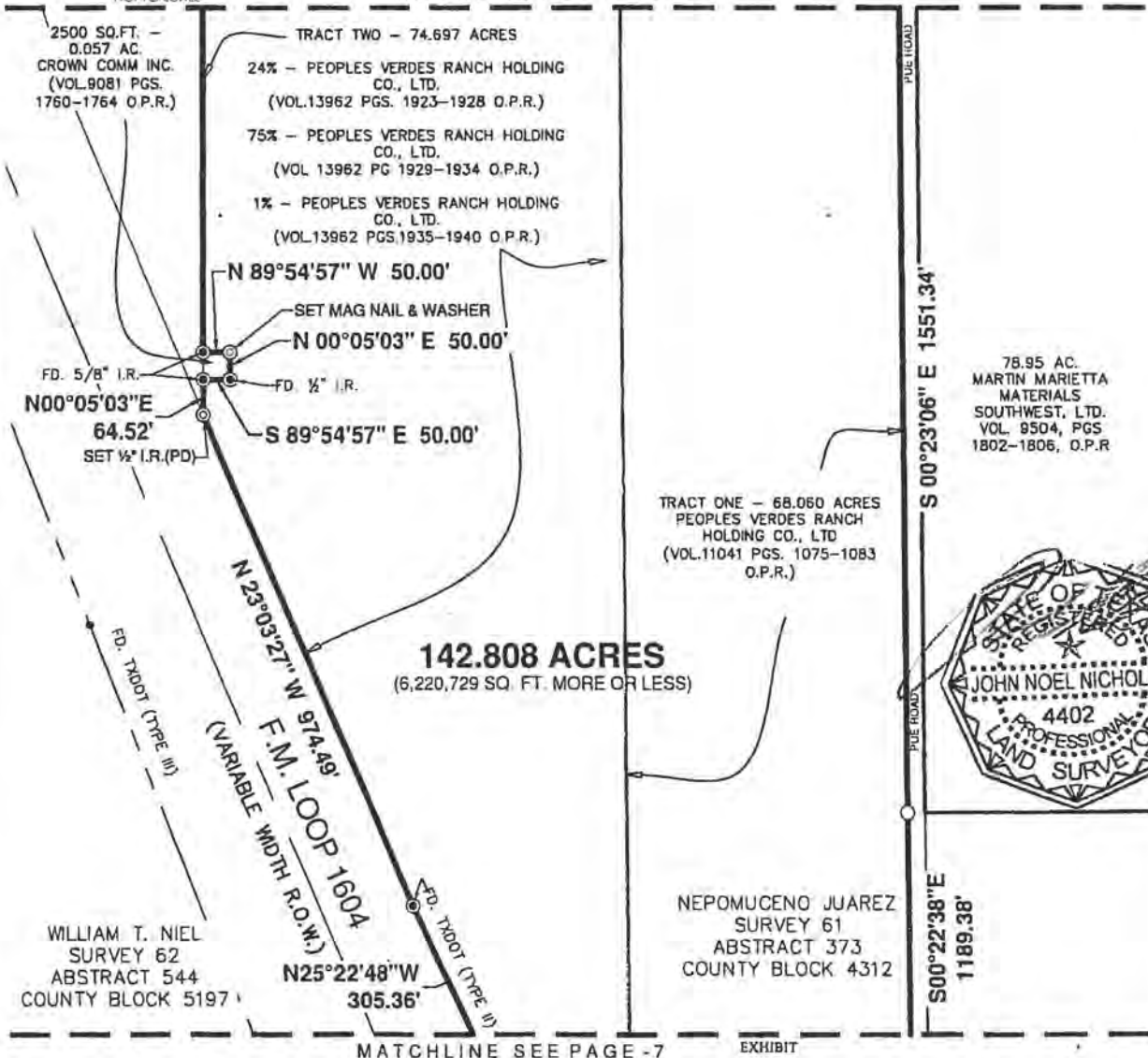
1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



LOCATION MAP

MAPSCO 646 D8 D7
 NOT TO SCALE

MATCHLINE SEE PAGE -5



PAPE-DAWSON ENGINEERS

A 142.808 ACRE, OR 6,220,729 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF ALL OF THAT CALLED 74.697-ACRE TRACT TWO RECORDED IN VOLUME 13962., PAGES 1923-1940 AND ALL OF THAT CALLED 68.060-ACRE TRACT ONE RECORDED IN VOLUME 11041, PAGES 1075-1083 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE WILLIAM T. NIEL SURVEY 62, ABSTRACT 544, COUNTY BLOCK 5197 AND THE NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312, BOTH OF BEXAR COUNTY, TEXAS.

Date: Nov 08, 2018, 7:45am User: JN:NNCHOLLS
 File: N:\CIVIL\6979-09\Zoning\6979-09 - 6987-00 Peoples Verdes.dwg

1000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.373.9000
 FAX: 210.373.9010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

November 8, 2018

PAGE 6 OF 8
 JOB No.: 6979-09



LOCATION MAP

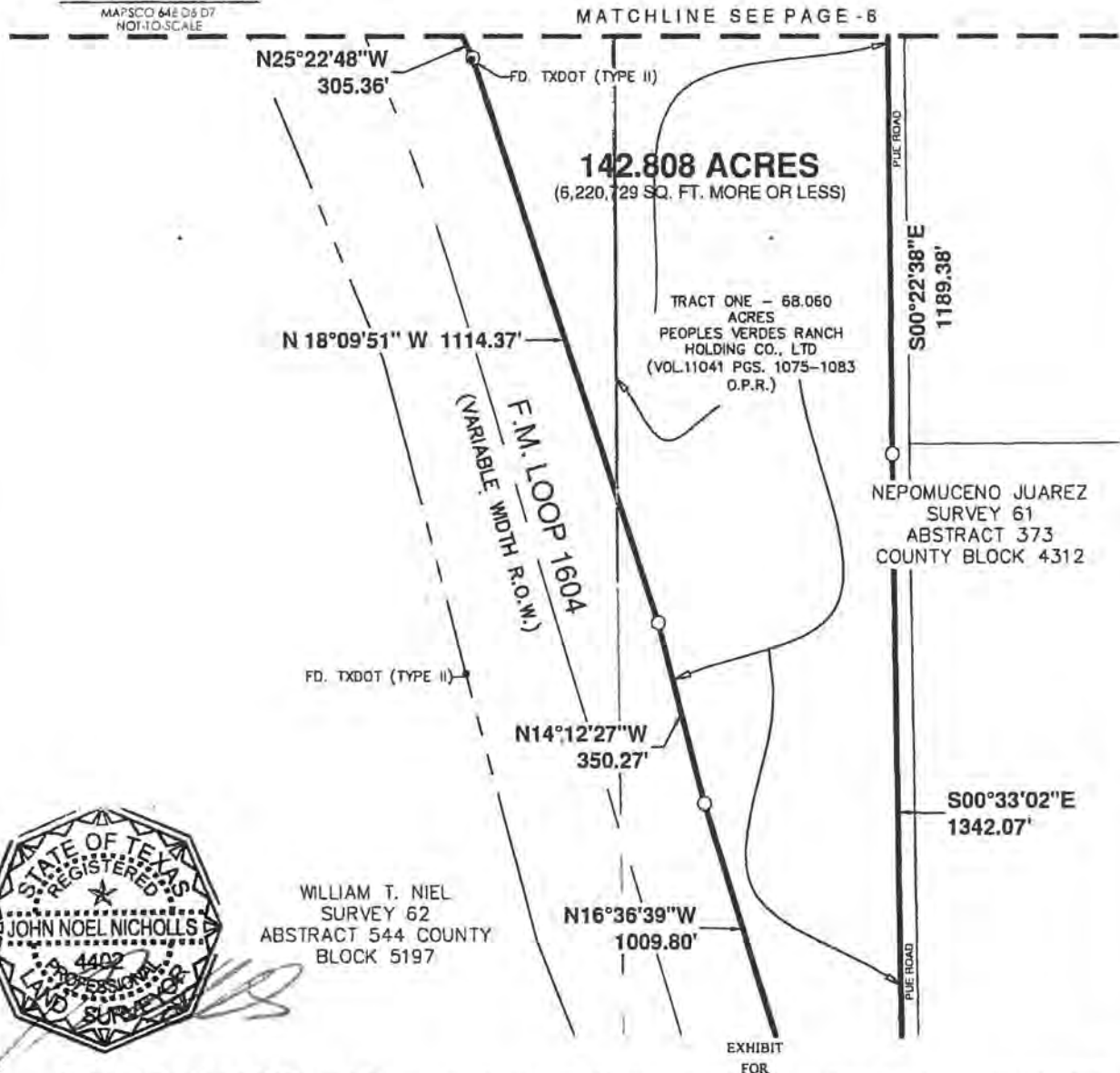
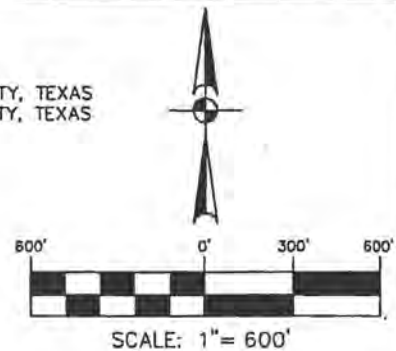
MAPSCO 64E D6 D7
NOT TO SCALE

LEGEND:

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

NOTES:

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



WILLIAM T. NIEL
SURVEY 62
ABSTRACT 544 COUNTY
BLOCK 5197

**PAPE-DAWSON
ENGINEERS**

A 142.808 ACRE, OR 6,220,729 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF ALL OF THAT CALLED 74.697-ACRE TRACT TWO RECORDED IN VOLUME 13962, PAGES 1923-1940 AND ALL OF THAT CALLED 68.060-ACRE TRACT ONE RECORDED IN VOLUME 11041, PAGES 1075-1083 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE WILLIAM T. NIEL SURVEY 62, ABSTRACT 544, COUNTY BLOCK 5197 AND THE NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312, BOTH OF BEXAR COUNTY, TEXAS

Date: Nov 08, 2018, 7:46am User: JN: JNICHOLLS
File: N:\VL\6979-09\Working\6979-09 - 8887-00 Peoples Verdes.dwg

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FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

November 8, 2018

JOB No.:

PAGE 7 OF 8

6979-09



LOCATION MAP

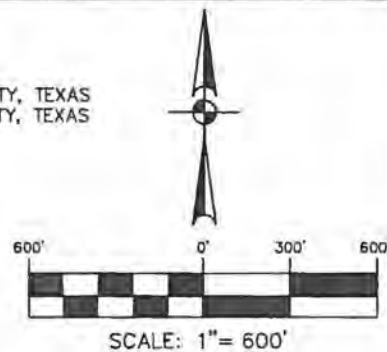
MAPSC 0446 D6 07
NOT TO SCALE

LEGEND:

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

NOTES:

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



142.808 ACRES
(6,220,729 SQ. FT. MORE OR LESS)

MATCHLINE SEE PAGE -7

N16°36'39"W
1009.80'

S00°33'02"E
1342.07'

S09°17'27"W
273.03'

S73°05'22"W
40.30'

FD. TXDOT (TYPE II)

FD. TXDOT (TYPE III)

FD. TXDOT (TYPE II)

PUE ROAD



**PAPE-DAWSON
ENGINEERS**

EXHIBIT
FOR

A 142.808 ACRE, OR 6,220,729 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF ALL OF THAT CALLED 74.697-ACRE TRACT TWO RECORDED IN VOLUME 13962, PAGES 1923-1940 AND ALL OF THAT CALLED 68.060-ACRE TRACT ONE RECORDED IN VOLUME 11041, PAGES 1075-1083 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE WILLIAM T. NEIL SURVEY 62, ABSTRACT 544, COUNTY BLOCK 5197 AND THE NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 173, COUNTY BLOCK 4312, BOTH OF BEXAR COUNTY, TEXAS

PAGE 7 OF 8

November 8, 2018

JOB No.:

6979-09

Date: Nov 08, 2018, 7:48am User ID: NNOCHOLLS
File: N:\CWL\6979-09\Zoning\6979-09 - 8887-00 Peoples Verdes.dwg

1000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800



METES AND BOUNDS DESCRIPTION
FOR

A 46.817 acre, or 2,039,353 square feet more or less, tract of land out of that 183.205-acre tract as described in deed to VISE SPH Ltd. recorded in Volume 12801, Pages 1914-1921 of the Official Public Records of Real Property of Bexar County, Texas, said 183.205 acres of land being all of a 34.000 acre tract of land designated as Tract A and all of a 149.17 acre tract of land designated as Tract B as described by Deed conveyed to Kathleen N. Janiga recorded in Volume 6301, Pages 1024-1032 of the Official Public Records of Bexar County, Texas out of the Juan Nepomuceno Juarez Survey 61, Abstract 373, County Block 4312 of Bexar County, Texas. Said 46.817-acre tract being more fully described as follows, with description based on said deed to 183.205 acres and matched to bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a set 1/2" iron pin on the East Right of Way line of Loop 1604 being the Northwest corner of said 149.17-acre tract and the Southwest corner of a 201.31-acre tract designated as Tract C recorded in Volume 6301, Pages 1013-1023 of the Official Public Records of Bexar County, Texas; said iron pin being the most Westerly Northwest corner of the herein described tract:

THENCE: N 89°45'07" E, leaving the East Right of Way line of Loop 1604 with the North boundary of said 149.17-acre tract a distance of 1001.61 feet to a point;

THENCE: Departing said line and over and across said 183.205-acre tract, offset 300-feet to the east of said East Right-of-Way line of Loop 1604, and parallel to said right-of-way the following bearings and distances:

S 03°29'55" E, a distance of 350.48 feet to a point;

S 01°32'56" W, a distance of 173.66 feet to a point;

S 00°23'12" E, a distance of 808.05 feet to a point;

S 02°28'16" W, a distance of 100.29 feet to a point;

S 00°23'12" E, a distance of 606.84 feet to a point on the south line of said 149.17-acre tract;

THENCE: S 89°44'57" W, a distance of 1000.00 feet with the South boundary of said 149.17-acre tract to a set 1/2" iron pin on the East Right of Way line of Loop 1604 being the Northwest corner of a 4.393-acre tract designated as Tract D as described by Deed recorded in Volume 6301, Pages 1013-1023, Official Public Records of Bexar County, Texas and the herein described tract;

WISE-West
46.817 Acres
Job No:6979-09

THENCE: With the East Right of Way line of Loop 1604, the following:

- N 00°23' 12" W, 629.41 feet to a found Texas Department of Transportation brass disk monument for an angle;
- N 02° 28' 16" E, 100.29 feet to a found Texas Department of Transportation brass disk monument for an angle;
- N 00° 23' 12" W, (reference line), 800.00 feet to a found Texas Department of Transportation brass disk monument for an angle;
- N 01° 32' 56" E, 146.48 feet to a found Texas Department of Transportation brass disk monument for an angle;
- N 03° 29' 55" W, 363.20 feet to the POINT OF BEGINNING, and containing 46.817 acres in Bexar County, Texas.

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

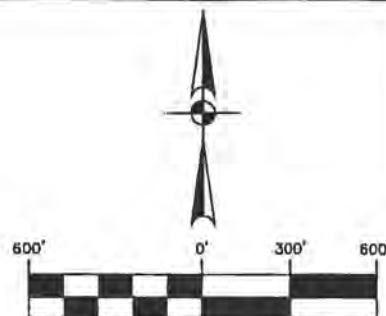
PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 6, 2018, November 8, 2018.
JOB NO. 6979-09
DOC. ID. N:\CIVIL\6979-09\Zoning\Word\6979-09 Zoning WISE SPH C-3.docx





LOCATION MAP

MAPSCO 646 D4 D7
NOT TO SCALE

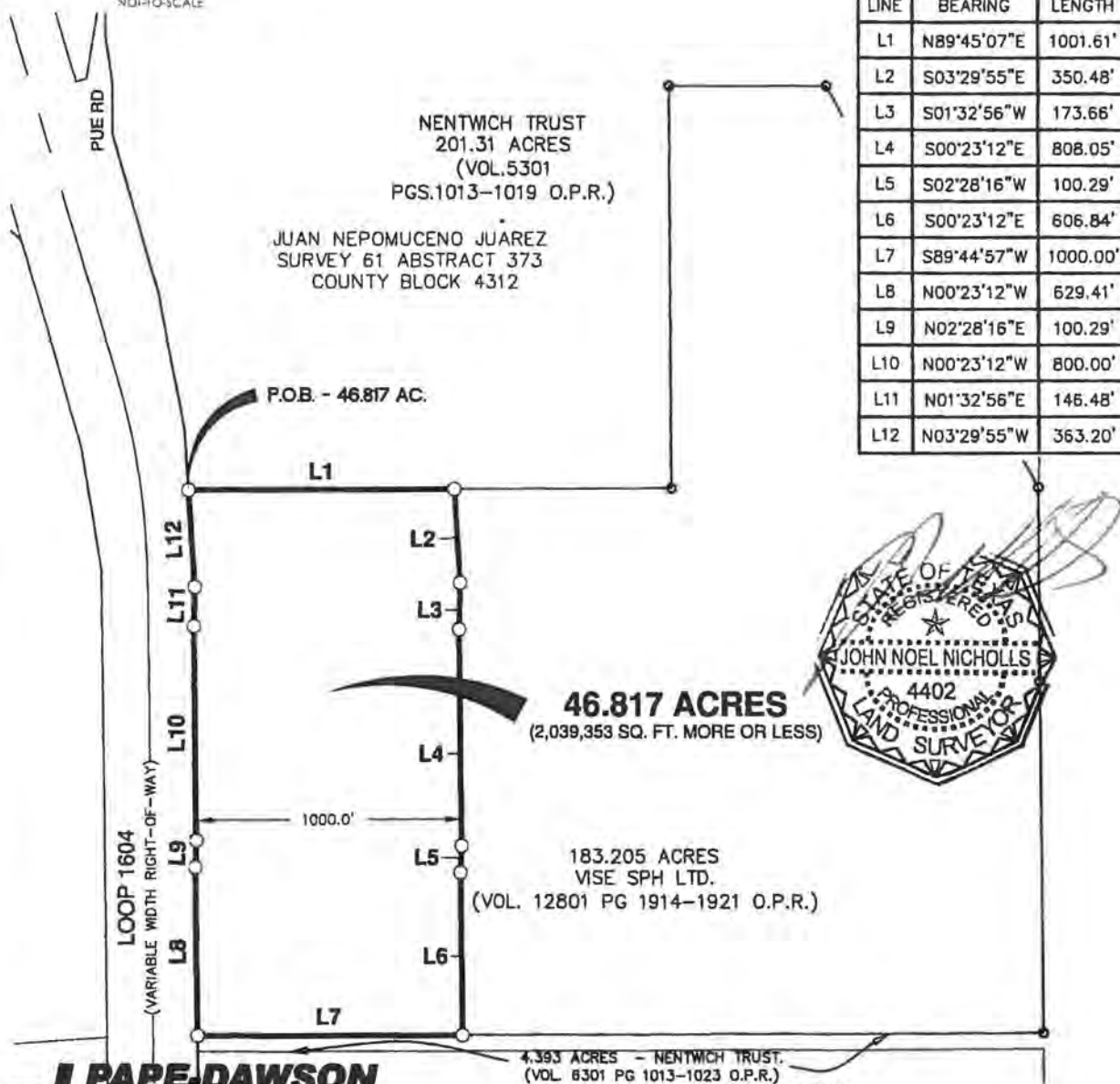


SCALE: 1" = 600'

NENTWICH TRUST
201.31 ACRES
(VOL. 5301
PGS. 1013-1019 O.P.R.)

JUAN NEPOMUCENO JUAREZ
SURVEY 61 ABSTRACT 373
COUNTY BLOCK 4312

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°45'07"E	1001.61'
L2	S03°29'55"E	350.48'
L3	S01°32'56"W	173.66'
L4	S00°23'12"E	808.05'
L5	S02°28'16"W	100.29'
L6	S00°23'12"E	606.84'
L7	S89°44'57"W	1000.00'
L8	N00°23'12"W	629.41'
L9	N02°28'16"E	100.29'
L10	N00°23'12"W	800.00'
L11	N01°32'56"E	146.48'
L12	N03°29'55"W	363.20'



46.817 ACRES
(2,039,353 SQ. FT. MORE OR LESS)

183.205 ACRES
VISE SPH LTD.
(VOL. 12801 PG 1914-1921 O.P.R.)

4.393 ACRES - NENTWICH TRUST.
(VOL. 6301 PG 1013-1023 O.P.R.)
METES AND BOUNDS DESCRIPTION
FOR ZONING

PAPE-DAWSON ENGINEERS

A 46.817 ACRE, OR 611,812 SQUARE FEET MORE OR LESS, TRACT OF LAND
OUT OF THAT 183.205-ACRE TRACT AS DESCRIBED IN DEED TO VISE SPH
LTD. RECORDED IN VOLUME 12801, PAGES 1914-1921 OF THE OFFICIAL
PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

PAGE 3 OF 3

November 6, 2018

JOB No.:

6979-09



METES AND BOUNDS DESCRIPTION
FOR

A 136.389 acre, or 5,941,086 square feet more or less, tract of land out of that 183.205-acre tract as described in deed to VISE SPH Ltd. recorded in Volume 12801, Pages 1914-1921 of the Official Public Records of Real Property of Bexar County, Texas, said 183.205 acres being all of a 34.000 acre tract of land designated as Tract A and all of a 149.17 acre tract of land designated as Tract B as described by Deed conveyed to Kathleen N. Janiga recorded in Volume 6301, Pages 1024-1032 of the Official Public Records of Bexar County, Texas, out of the Juan Nepomuceno Juarez Survey 61, Abstract 373, County Block 4312 of Bexar County, Texas. Said 136.389-acre tract being more fully described as follows, with description based on said deed to 183.205 acres and matched to bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

COMMENCING: At a set ½" iron pin on the East Right of Way line of Loop 1604 being the Northwest corner of said 149.17-acre tract and the Southwest corner of a 201.31-acre tract designated as Tract C recorded in Volume 6301, Pages 1013-1023 of the Official Public Records of Bexar County, Texas;

THENCE: N 89°45'07" E, departing said right-of-way and with the line of said 183.205-acre tract a distance of 1001.61 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: N 89°45'07" E, a distance of 820.22 feet with the North boundary of said 149.17-acre tract to a found ½" iron pin being the Southwest corner of said 34.000-acre tract for an angle;

THENCE: With the West, North and Northeast boundary of said 34.000-acre tract, the following:

N 00° 12' 52" W, 1499.58 feet leaving the North boundary of said 149.17-acre tract to a found 1/2" iron pin being the Northwest corner of said 34.000-acre tract and being the most Northerly Northwest corner of the herein described tract;

N 89° 50' 35" E, 591.88 feet to a found 1/2" iron pin being the Northeast corner of said 34.000-acre tract and the most Northerly Northeast corner of the herein describe& tract;

S 28° 00' 59"E, 1694.56 feet to a found PK nail in cedar fence post being the Southeast corner of said 34.000-acre tract, the Southeast corner of the aforementioned 201.31-acre tract and the Northeast corner of said 149.17-acre tract;

WISE-SPH
136.389 Acres
Job No: 6979-09

THENCE: With the East boundary of said 149.17-acre tract, the following:
S 00° 16' 57" E, 724.81 feet to a found 1/2" iron pin for an angle;
S 00° 11' 37" E, 1312.87 feet to a found 1/2" iron pin being the Northeast corner of a 4.393-acre tract designated as Tract D as described by Deed recorded in Volume 6301, Pages 1013-1023, Official Public Records of Bexar County, Texas and being the Southeast corner of said 149.17-acre tract and the herein described tract;

THENCE: S 89°44'57" W, with the South boundary of said 149.17-acre tract and north line of said 4.393-acre tract, a distance of 2188.57 feet to a point;

THENCE: Over and across said 183.205-acre tract, parallel and 300 feet offset to the east of the F.M. 1604 right-of-way the following bearings and distances:
N 00°23'12" W, a distance of 606.84 feet to a point;
N 02°28'16" E, a distance of 100.29 feet to a point;
N 00°23'12" W, a distance of 808.05 feet to a point;
N 01°32'56" E, a distance of 173.66 feet to a point;
N 03°29'55" W, a distance of 350.48 feet to the POINT OF BEGINNING, and containing 136.389 acres in Bexar County, Texas.

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

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 6, 2018, November 8, 2018.
JOB NO. 6979-09
DOC. ID: N:\CIVIL\6979-09\Zoning\Word\6979-09 VISE East.docx





LOCATION MAP

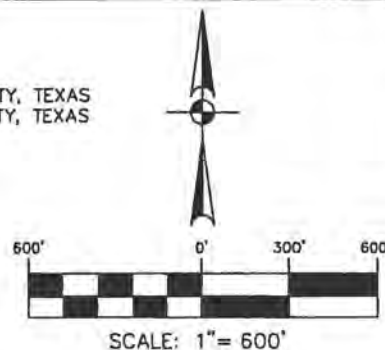
MAPSCO 646 D6 D7
NOT-TO-SCALE

LEGEND:

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

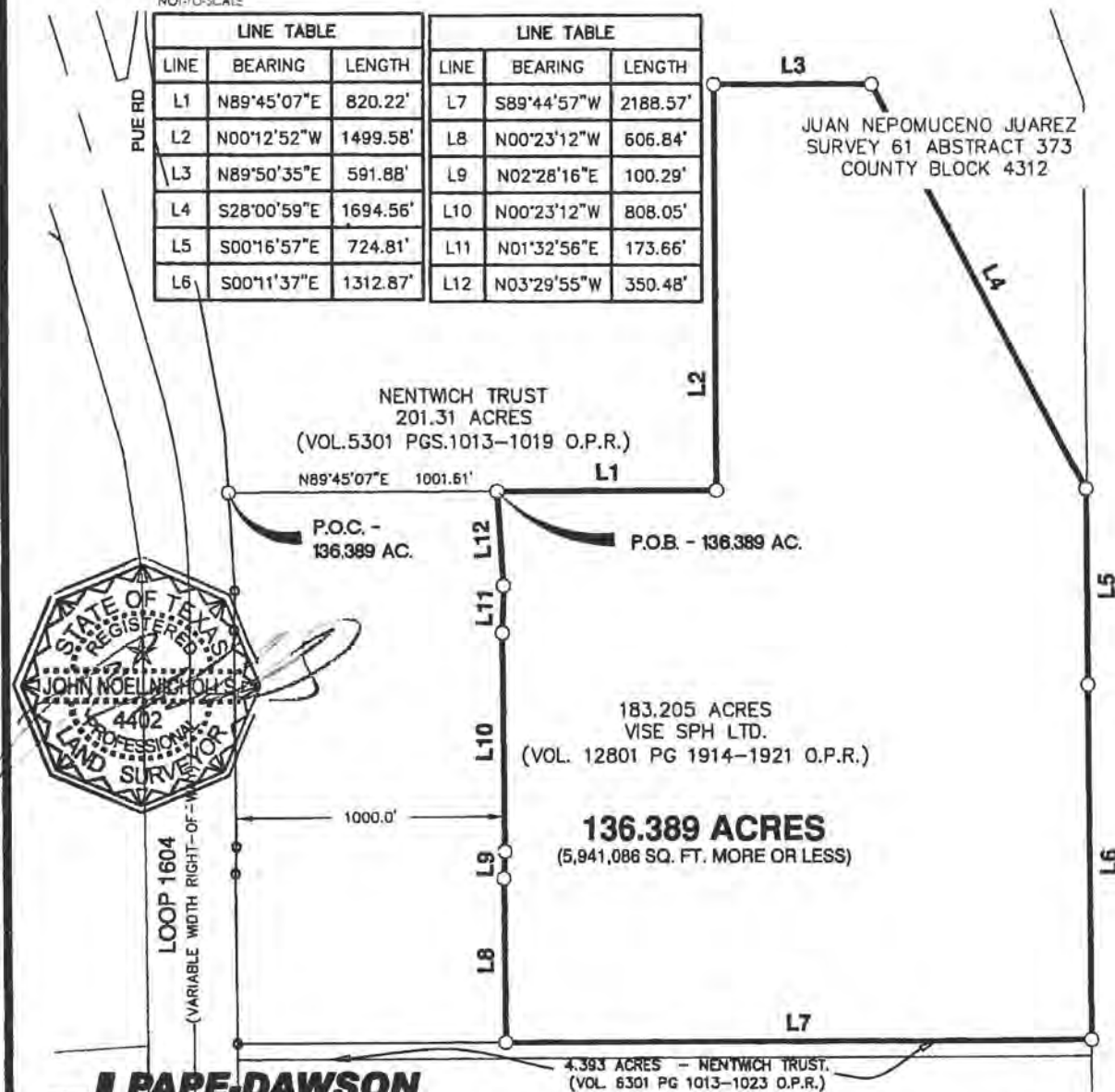
NOTES:

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



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°45'07"E	820.22'
L2	N00°12'52"W	1499.58'
L3	N89°50'35"E	591.88'
L4	S28°00'59"E	1694.56'
L5	S00°16'57"E	724.81'
L6	S00°11'37"E	1312.87'

LINE TABLE		
LINE	BEARING	LENGTH
L7	S89°44'57"W	2188.57'
L8	N00°23'12"W	606.84'
L9	N02°28'16"E	100.29'
L10	N00°23'12"W	808.05'
L11	N01°32'56"E	173.66'
L12	N03°29'55"W	350.48'



PAPE-DAWSON ENGINEERS

A 136.389 ACRE, OR 5,941,086 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THAT 183,205 ACRE TRACT AS DESCRIBED IN DEED TO VISE SPH LTD. RECORDED IN VOLUME 12801, PAGES 1914-1921 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JUAN NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312 OF BEXAR COUNTY, TEXAS

PAGE 3 OF 3

Date: Nov 08, 2018, 7:23am User ID: NWCHOLLS
File: N:\CME\6979-09\Zoning\6979-09 - 8887-00 VISE-SPH-East.dwg

1000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

November 8, 2018

JOB No.:

6979-09



METES AND BOUNDS DESCRIPTION FOR

33.268 acres out of that called 34.582-acre tract, surveyed as 34.590 acres, said 34.582 acres described in deed to Peoples Verdes Ranch Holdings Co. Ltd. recorded in Volume 11032, Pages 1593-1601 of the Official Public Records of Real Property of Bexar County, Texas, out of the Juan Nepomuceno Juarez Survey 61, Abstract 373, County Block 4312 of Bexar County, Texas. Said 33.268 acres being in two parts, and being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

PART 1

13.956 acres, or 607,902 square feet out of the northern part of said 34.590-acre tract:

BEGINNING: At a found 5/8" iron rod, the north corner of said 34.590-acre tract, on the southwest right-of-way line of F.M. 1604, the Charles Anderson Loop, a variable width right-of-way, and being S 14°42'48" E, 250.69 feet and S 21°13'39" E, 468.05 feet from the intersection of said southwest right-of-way line of F.M. 1604 and the south right-of-way line of F.M. 143, said POINT OF BEGINNING at North 13,679,445.19 and East 2,065,988.97 of said coordinate system;

THENCE: With said southwest right-of-way line of said F.M. 1604 and east line of said 34.590 acres the following bearings and distances:

S 21°13'39" E, a distance of 111.95 feet to a found Texas Highway Department of Transportation (TxDOT) Type II monument, for an angle;

S 13°16'06" E, a distance of 622.75 feet to a found TxDOT Type III monument, for an angle;

S 16°36'39" E, a distance of 500.10 feet to a found TxDOT Type II monument, for an angle;

S 15°56'15" E, a distance of 482.82 feet to a found TxDOT Type II monument, for an angle;

S 08°51'28" E, a distance of 458.30 feet to a found Type II monument, for an angle;

S 00°24'02" E, a distance of 39.85 feet to a 1/2" iron rod with cap marked "Pape-Dawson" set for a northeast corner of a 9.351-acre tract recorded in Volume 19028, Pages 1060-1084 of the Official Public Records of Real Property of Bexar County, Texas, said 9.351-acre tract containing 1.323 acres of and severing said 34.590-acre tract;

Westlakes
33.268 Acres
Job No: 6979-09

THENCE: Departing said line and over and across said 34.590-acre tract with a north line of said 9.351-acre tract the following bearings and distances:

S 89°21'14" W, a distance of 304.61 feet to a ½" iron rod with cap marked "Pape-Dawson" a point of curvature;

Along a tangent curve to the right, said curve having a radius of 355.00 feet, a central angle of 11°50'10", a chord bearing and distance of N 84°43'40" W, 73.21 feet, for an arc length of 73.34 feet to a ½" iron rod with cap marked "Pape-Dawson";

N 78°48'35" W, a distance of 145.90 feet to a ½" iron rod with cap marked "Pape-Dawson" set for a southeast corner of a 39.760-acre tract recorded in Volume 19028, Pages 1040-1049 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Departing said north line of said 9.351-acre tract with the east line of said 39.760-acre tract and said west line of said 34.590-acre tract the following bearings and distances:

N 00°16'14" W, a distance of 1113.86 feet to a ½" iron rod with cap marked "Pape-Dawson" set for an angle of said 461.991-acre tract, and an angle of said 34.590-acre tract;

N 00°12'28" W, a distance of 107.65 feet to a found iron rod with cap marked "Cude", an angle of said 461.991-acre tract, and an angle of said 34.590-acre tract;

THENCE: N 00°13'48" W, at 44.18 feet passing a set ½" iron rod with cap marked "Pape-Dawson" at the northeast corner of said 39.760-acre tract and continuing a total distance of 893.57 feet to the POINT OF BEGINNING, and containing 13.956 acres.

PART 219.312 acres, or 841,240 square feet more or less, out of the southern part of said 34.590-acre tract

BEGINNING: At a found TxDOT Type III monument on the west right-of-way line of said F.M. 1604, at the southeast corner of said 34.590-acre tract, at North 13,675,599.43 and East 2,066,530.61 of said coordinate system;

THENCE: S 86°14'04" W, departing said right-of-way and with the south line of said 34.590-acre tract a distance of 525.29 feet to a found iron rod with cap marked "Cude", the southwest corner of said 34.590-acre tract, on an east line of a 137.38-acre tract recorded in Volume 13397, Pages 1015-1029 of the Official Public Records of Real Property of Bexar County, Texas;

Westlakes
33.268 Acres
Job No: 6979-09

THENCE: N 00°16'14" W, with the west line of said 34.590-acre tract and east line of said 137.38-acre tract, at 193.47 feet passing a set ½" iron rod with cap marked "Pape-Dawson" at the southeast corner of a 45.281-acre tract recorded in Volume 19028, Pages 1050-1059 of the Official Public Records of Real Property of Bexar County, Texas and continuing for a total distance of 1653.65 feet to a ½" iron rod with cap marked "Pape-Dawson" set for the northeast corner of said 45.281-acre tract and on a north line of the aforementioned 9.351-acre tract, and from which the southwest corner of the above described Part 1 bears N 00°16'14" W, 112.24 feet;

THENCE: Over and across said 34.590 acres with the south line of said 9.351-acre tract the following bearings and distances:

S 78°48'35" E, a distance of 123.60 feet to a set ½" iron rod with cap marked "Pape-Dawson" for a point of curvature

Along a tangent curve to the right, said curve having a radius of 465.00 feet, a central angle of 11°50'10", a chord bearing and distance of S 84°43'40" E, 95.89 feet, for an arc length of 96.06 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 89°21'14" E, a distance of 304.14 feet to a set ½" iron rod with cap marked "Pape-Dawson" on the west right-of-way of F.M. 1604, at the northeast corner of the herein described tract, and from which the southeast corner of the above described Part 1 bears N 00°24'02" W, 110.00 feet;

THENCE: S 00°24'02" E, a distance of 1589.81 feet to the POINT OF BEGINNING, and containing 19.312 acres.

In all 33.268 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground 12th February, 2018 under job 11348-08,.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 6, 2018, November 8, 2018.
JOB NO. 6979-09
DOC. ID. N:\CIVIL\6979-09\ Zoning\6979-09 Westlakes 1604 Tracts.docx





LOCATION MAP

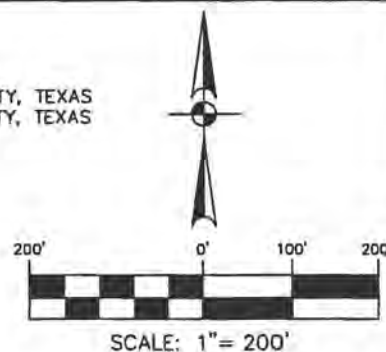
MAPSCO 646 D6 D7
NOT-TO-SCALE

LEGEND:

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

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
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F.M. 143
FD. TXDOT (TYPE II)

FD. TXDOT (TYPE II)

PEOPLES VERDES RANCH
HOLDINGS CO. LTD.
206.87 ACRES
(VOL. 11615 PGS. 2379-2389
O.P.R.)
CORRECTION DEED
(VOL. 12197, PGS. 750-761
O.P.R.)

13.956 ACRES
(607,902 SQ. FT.
MORE OR LESS)

LOOP 1604
(VARIABLE WIDTH
RIGHT-OF-WAY)

WILLIAM T. NEIL
SURVEY 62
ABSTRACT 544
COUNTY BLOCK 5197

JUAN NEPOMUCENO JUAREZ
SURVEY 61 ABSTRACT 373
COUNTY BLOCK 4312

P.O.B.
13.956 AC.
GN=13,679,445.19'
GE=2,065,988.97'

FD. 5/8" I.R.

S 21°13'39" E 111.95'

FD. TXDOT (TYPE II)

N00°13'48"W
893.57'

649.38'

S13°16'06"E
622.75'

PUE RD
(VARIABLE WIDTH RIGHT-OF-WAY)



MATCHLINE SEE PAGE 5

EXHIBIT
FOR

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78215 | 210.375.8000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10029800

33.268 ACRES OUT OF THAT CALLED 34.582-ACRE TRACT, SURVEYED AS 34.590 ACRES, SAID 34.582 ACRES DESCRIBED IN DEED TO PEOPLES VERDES RANCH HOLDINGS CO. LTD. RECORDED IN VOLUME 11032, PAGES 1593-1601 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JUAN NEPOMUCENO JUAREZ SURVEY 61, ABSTRACT 373, COUNTY BLOCK 4312 OF BEXAR COUNTY, TEXAS.

November 8, 2018

JOB No.:

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6979-09



LOCATION MAP

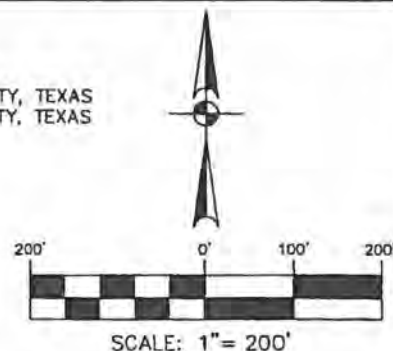
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NOT-TO-SCALE

LEGEND:

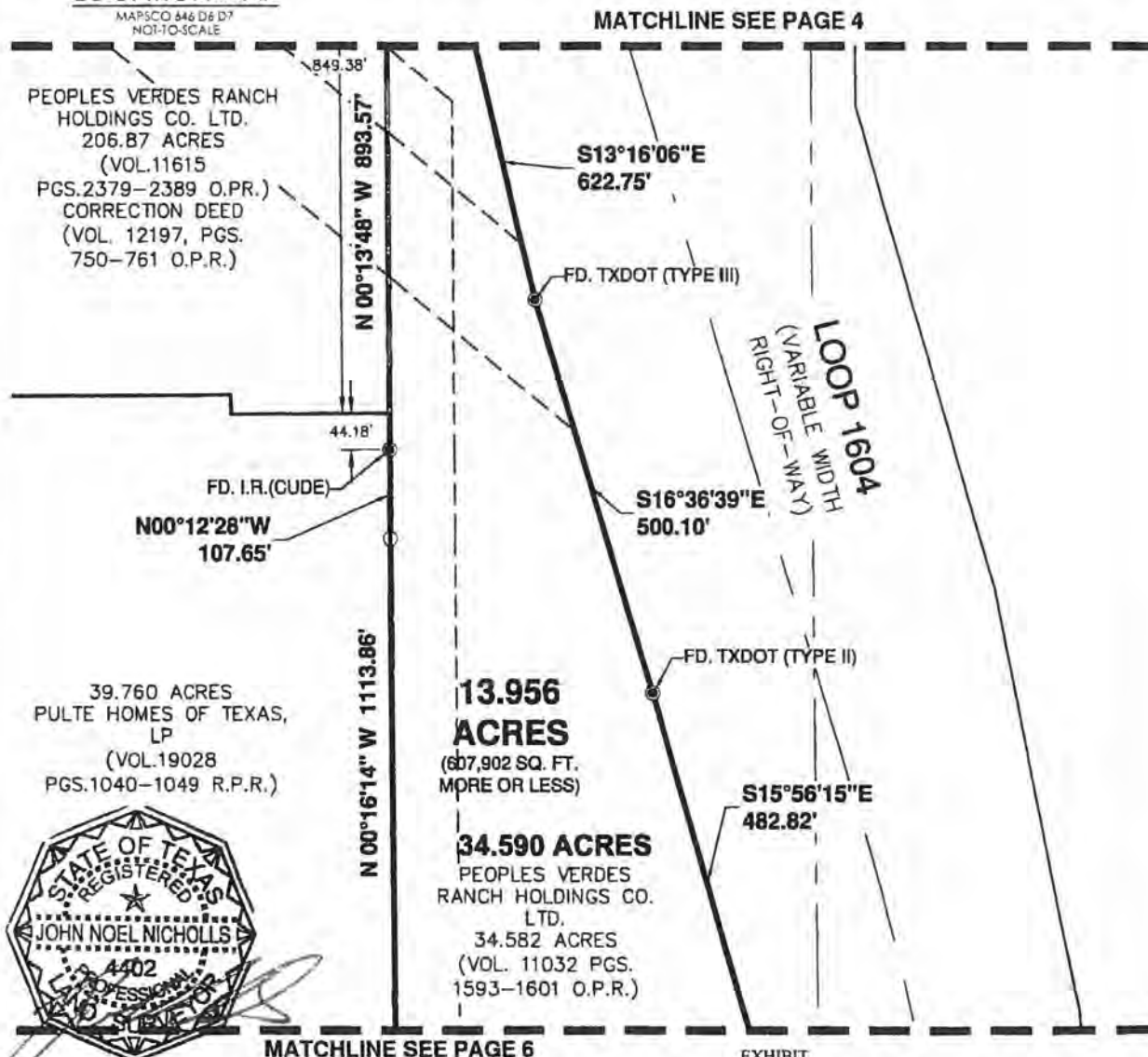
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
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SCALE: 1" = 200'



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLB FIRM REGISTRATION #10028600

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EXHIBIT
FOR

Date: Nov 08, 2018, 6:58am User ID: NICHOLLS
File: N:\CIVIL\6979-09\Zoning\6979-09 - 11348-02 Westlake Zoning.dwg

November 8, 2018

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LOCATION MAP

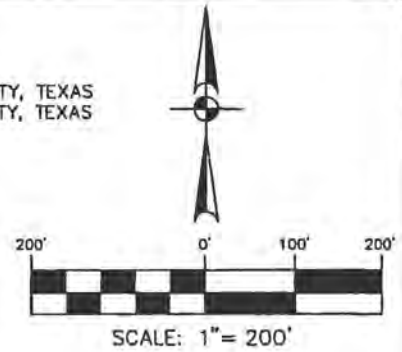
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NOT TO SCALE

LEGEND:

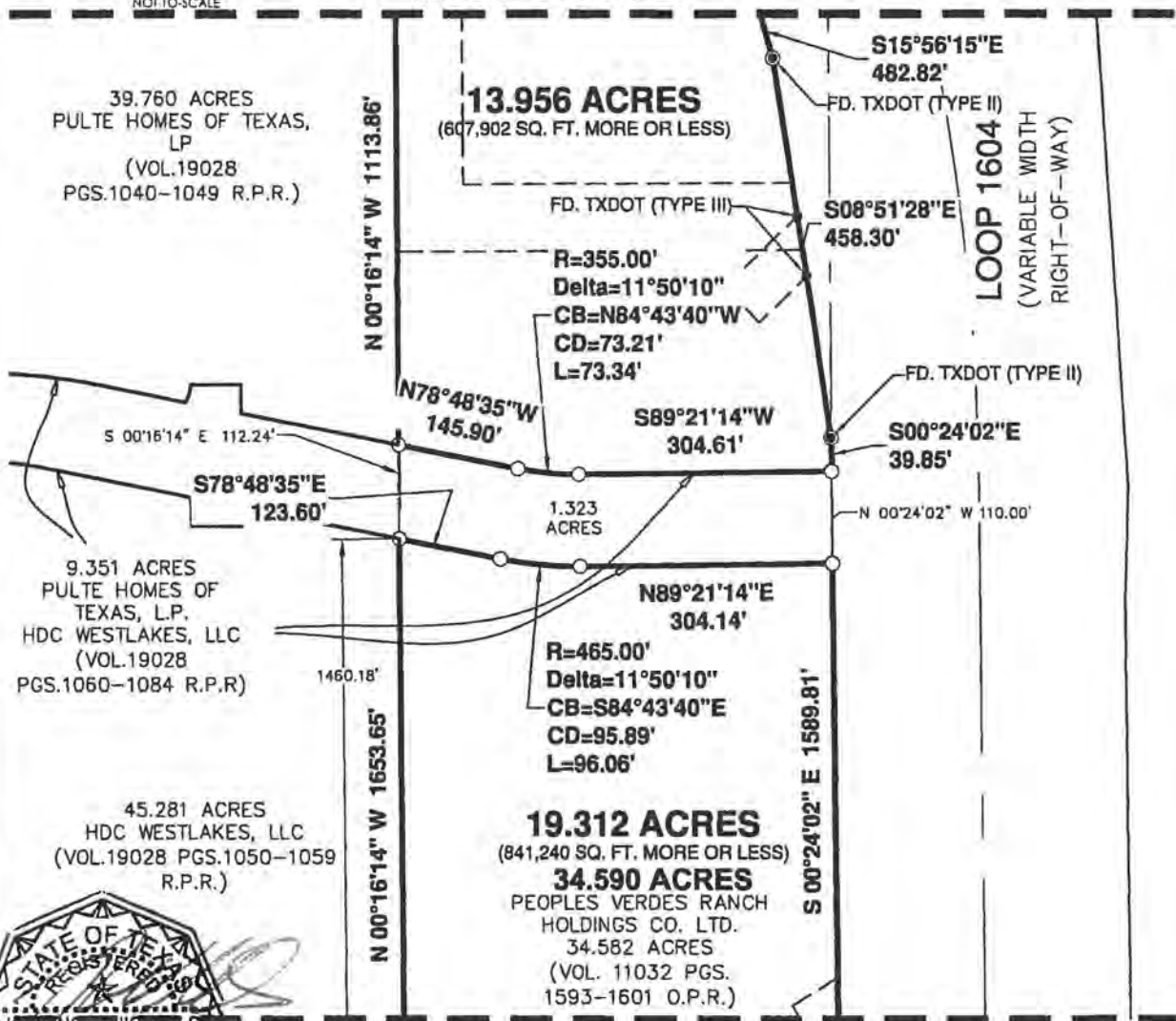
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MATCHLINE SEE PAGE 5



MATCHLINE SEE PAGE 7

EXHIBIT
FOR

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J. PAPE-DAWSON
ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TXPE FIRM REGISTRATION #470 | TBLP FIRM REGISTRATION #10028600

November 8, 2018

JOB No.:

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6979-09



LOCATION MAP

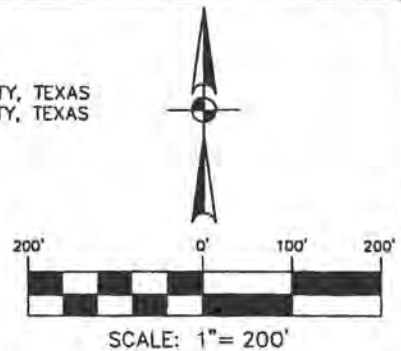
MAPSCO 646 D6 D7
NOT TO SCALE

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OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
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SCALE: 1"= 200'

MATCHLINE SEE PAGE 6

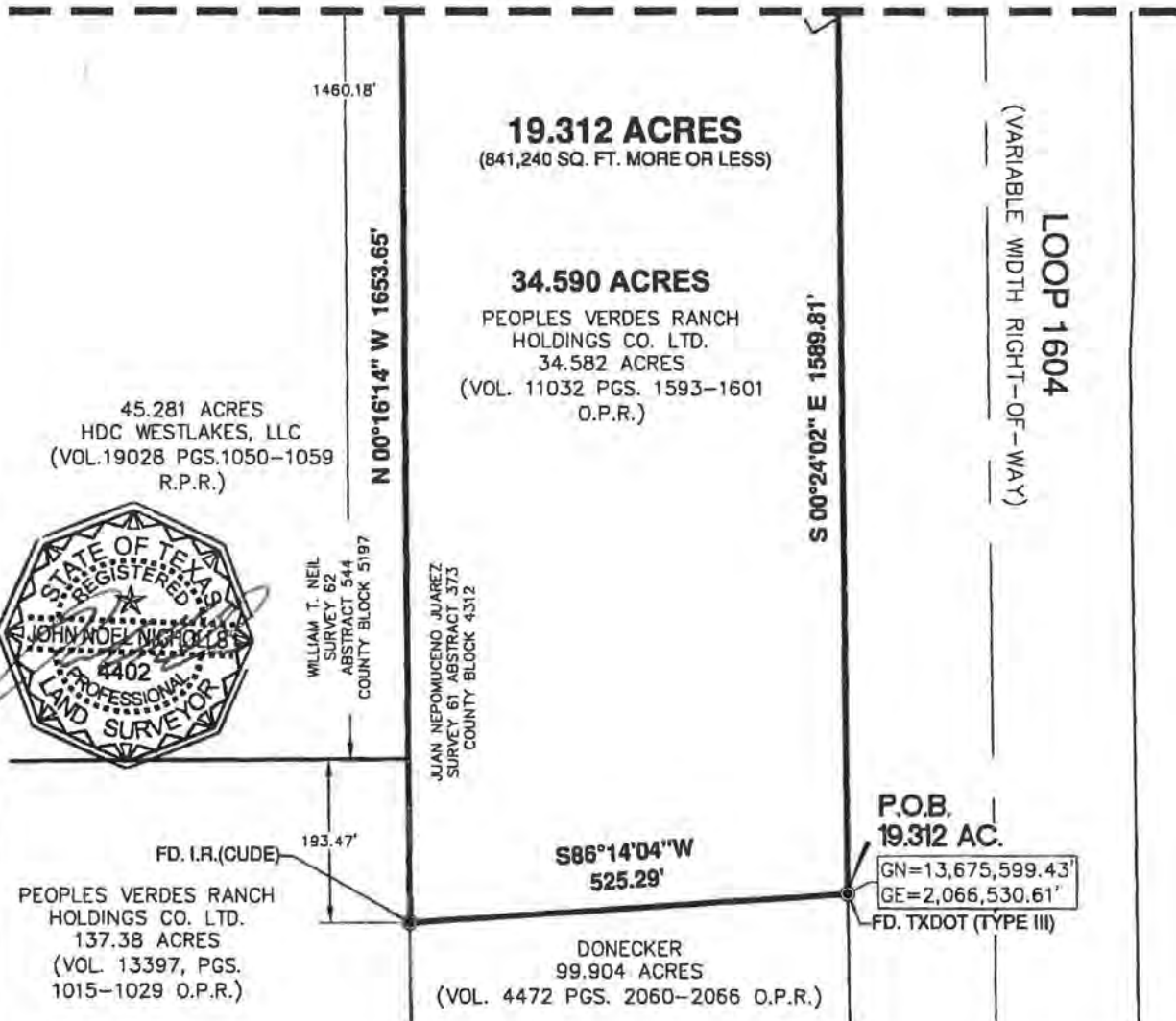


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**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TSP# FIRM REGISTRATION #470 | TSP#3 FIRM REGISTRATION #10026800

November 8, 2018

JOB No.:

6979-09

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