

RESOLUTION NO.____

RECOMMENDING THAT THE CITY CONSENT TO THE INCLUSION OF AN APPROXIMATELY 204.83 ACRE PARCEL OF LAND, GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF TAMARON PASS AND TALLY ROAD WITHIN SAN ANTONIO'S EXTRATERRITORIAL JURIDICION IN BEXAR COUNTY, TEXAS, TO THE TALLEY ROAD SPECIAL IMPROVEMENT DISTRICT AND RECOMMENDING THE CITY COUNCIL APPROVE THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SAN ANTONIO, TALLEY ROAD EXTENSION REVITALIZATION INITIATIVE LLC AND S & P LAND HOLDINGS LLC (OWNERS).

WHEREAS, on November 14, 2018, the Planning Commission recommended that the City Council consent to the creation of the Talley Road Special Improvement District ("District") which, at that time, consisted of 232.314 acres of land owned by Wayne Lee Benke (the "Benke Tract") which is more particularly described and depicted in the field notes and map attached hereto as **Exhibits "A" and "B"**; and

WHEREAS, on November 29, 2018, the City Council granted its consent to the creation of the District and authorized a Development Agreement between the City and Wayne Lee Benke containing the terms and conditions to the City's consent; and

WHEREAS, in January 2019, Wayne Lee Benke conveyed the Benke Tract to Talley Extension Revitalization Initiative LLC who subsequently filed a petition with Bexar County to expand the boundaries of the District by adding an additional approximately 204.83 acre parcel of land owned by S & P Holdings, LLC, generally located northwest of the intersection of Tamaron Pass and Tally Road within the City's ETJ in Bexar County, Texas, said parcel being more particularly described and depicted in the field notes and map attached hereto as **Exhibits "C" and "D"**; and

WHEREAS, Talley Extension Revitalization Initiative, LLC intends to purchase the 204.83 acre parcel from S & P Holdings, LLC and incorporate the 204.83 acre parcel into the project being developed as described in the Development Agreement; and

WHEREAS, City staff has met with the Owner of the property and its representatives and has reviewed the preliminary Master Development Plans for both the original 232.314 acre and 204.83 acre parcels, attached hereto as **Exhibits "E" and "F"**, and finds said plans to be sufficient; and

WHEREAS, the City and the Owners have agreed to execute a First Amended Development Agreement to revise the boundaries of the District to include the additional approximately 204.83 acre parcel and to apply all terms and conditions of the City's consent to the creation of the District with its original boundaries to the City's consent to the expansion of the District's boundaries as set forth herein, to be effective upon the confirmation of the creation of the District by the District's Board of Directors; and

WHEREAS, the San Antonio Planning Commission held a public hearing on March 27, 2019 and deliberated on the matter and found the expansion of the District boundaries and the provisions of the First Amended Development Agreement to be consistent with City's policies,

plans and regulations; and

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

SECTION 1. The San Antonio Planning Commission recommends that the City Council consent to the expansion of the boundaries of the Talley Road Special Improvement District by including an additional approximately 204.83 acre parcel of land currently owned by S & P Holdings, LLC and that the City Council approve the First Amended Development Agreement setting forth terms and conditions to the City's consent to the expansion of the District's boundaries as set forth herein, which is attached hereto as **Exhibit "G"**, and said additional parcel being described and depicted in the field notes and map attached hereto as **Exhibits "C" and "D"**.

SECTION 2. The Planning Commission acknowledges that the First Amended Development Agreement recommended herein shall become effective upon the confirmation of the creation of the District by the District's Board of Directors.

PASSED AND APPROVED ON THIS 27TH DAY OF MARCH 2019.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Christopher Garcia, Chair
San Antonio Planning Commission

EXHIBIT "A"
FIELD NOTES FOR 232.314 ACRE PARCEL

**FIELD NOTES
FOR
TALLEY ROAD PUBLIC IMPROVEMENTS DISTRICT**

A **222.6 acre** tract of land, out of the Emanuel Escalera Survey No. 369, Abstract 225, County Block 4405 and the Jose Jacinto Gonzales Survey No. 255, Abstract 269, County Block 4404, both of Bexar County, Texas and being all of a called 4.393 acre tract of land as conveyed to Wayne Lee Benke of record in Volume 3361 Page 617 of the Official Public Records of Bexar County, Texas, the remaining portion of a 20.15 acre tract of land as conveyed to Wayne Lee Benke of record in Volume 5536 Page 1729 of the Official Public Records of Bexar County, Texas, a portion of a called 14.85 acre tract of land as conveyed to Wayne Lee Benke of record in Volume 5536 Page 1726 of the Official Public Records of Bexar County, Texas, a portion of a called 233.0 acre tract of land as described in Volume 5539 Page 405 of the Deed Records of Bexar County, Texas and the remaining portion of a called 9.964 acre tract of land as conveyed to Wayne Lee Benke of record in Volume 3107 Page 186 of the Official Public Records of Bexar County, Texas, all of which were conveyed to Wayne Lee Benke GST Trust of record in Volume 13514 Page 1496 of the Official Public Records of Bexar County, Texas. Said **222.6 acre** tract of land being more particularly described by metes and bounds as follows:

Beginning at a calculated point in the east right-of-way line of Talley Road, a called 60' wide public right-of-way, the westerly line of the 14.85 acre tract and the 233.0 acre tract, for the northwest corner of a called 2.744 acre tract of land as conveyed to Michael and Robyn Klar of record in Volume 7991 Page 631 of the Official Public Records of Bexar County, Texas and the most westerly southwest corner of the tract described herein, from which a found ½" iron rod with a plastic cap stamped "Moy" in the east right-of-way line of Talley Road bears, S 00° 10' 00" E, a distance of 1400.48 feet, thence S 89° 55' 16" E a distance of 13.00 feet;

THENCE: Along and with the easterly and southerly right-of-way line of Talley Road and the westerly lines of the 14.85 acre tract, the 233.0 acre tract and the 20.15 acre tract and the northerly lines of the 20.15 acre tract and the 4.393 acre tract, the following five (5) courses:

1. **N 00° 09' 36" W**, a distance of **682.31 feet** to a calculated point, for an angle point of the tract described herein,
2. **N 00° 00' 08" W**, a distance of **1278.69 feet** to a calculated point, for a point of curvature to the right of the tract described herein, from which a found ½" iron rod bears, N 89° 59' 33" W, a distance of 2.67 feet,
3. With a curve to the right having a radius of **256.48 feet**, an arc length of **400.42 feet**, a delta angle of **089° 27' 04"** and a chord bears, **N 44° 43' 50" E**, a distance of **360.98 feet** to a found ½" iron rod for a point of non-tangency of the tract described herein,
4. **S 89° 52' 59" E**, at a distance of 1454.92 feet passing a found ½" iron rod for the northeast corner of the 4.393 acre tract of land and continuing for a total distance of **1741.93 feet** to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" for an interior corner of the tract described herein, and

5. **N 00° 06' 09" W**, a distance of **61.20 feet** to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" at a westerly exterior corner of a called 157.48 acre tract of land as conveyed to Vise Oaks I, Ltd., of record in Volume 9437 Page 963 of the Official Public Records of Bexar County, Texas, for the most northerly northwest corner of the 233.0 acre tract and the tract described herein;

THENCE: Departing the southeasterly right-of-way line of Talley Road and along and with the common lines between the 157.48 acre tract and the 233.0 acre tract, the following two (2) courses:

1. **N 89° 59' 00" E**, a distance of **943.36 feet** to a found ½" iron rod with a plastic cap stamped "RPLS 4611" for an interior corner of the 157.48 acre tract, the northeast corner of the 233.0 acre tract and the tract described herein, and
2. **S 00° 20' 24" E**, a distance of **4236.14 feet** to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" for the southwest corner of the 157.48 acre tract, in the north line of a called 51.568 acre tract of land as conveyed to Campbelton Road, Ltd., of record in Volume 8187 Page 828 of the Official Public Records of Bexar County, Texas, for the southeast corner of the 233.0 acre tract and the tract described herein;

THENCE: **N 89° 57' 55" W**, along and with the south line of the 233.0 acre tract and the north lines of the 51.568 acre tract and a called 1.332 acre tract of land as conveyed to Donald and Pat Thomas of record in Volume 8294 Page 183 of the Official Public Records of Bexar County, Texas, a distance of **946.64 feet** to a found 1 ½" iron pipe for an interior corner of the 1.332 acre tract, the most southerly southwest corner of the 233.0 acre tract and the tract described herein;

THENCE: **N 00° 07' 09" W**, along and with a westerly line of the 233.0 acre tract and an easterly line of the 1.332 acre tract, at a distance of 357.12 feet passing a found ½" iron rod with a plastic cap stamped "Baker" for a northeast exterior corner of the 1.332 acre tract and the southeast corner of a called 34.616 acre tract of land as conveyed to Emerio G. and Maria F. Plata of record in Volume 10320 Page 1769 of the Official Public Records of Bexar County, Texas, and continuing along and with the westerly line of the 233.0 acre tract and the east line of the 34.616 acre tract, a total distance of **1107.09 feet** to an angle iron post for the northeast corner of the 34.616 acre tract, the southeast corner of the 9.694 acre tract, an interior corner of the 233.0 acre tract and the tract described herein;

THENCE: **N 89° 55' 26" W**, along and with the north line of the 34.616 acre tract and a southerly line of the 233.0 acre tract and the 9.694 acre tract, a distance of **1438.51 feet** to a point for the southeast corner of a called 2.758 acre tract of land as conveyed to Travis Wayne Benke of record in Volume 6021 Page 435 of the Official Public records of Bexar County, Texas and a southwest exterior corner of the tract described herein, from which a found ½" iron rod bears, **S 00° 04' 34" W**, a distance of 0.36 feet;

THENCE: **N 00° 07' 26" W**, along and with the east line of the 2.758 acre tract and into and across the 9.694 acre tract and the 233.0 acre tract, a distance of **210.00 feet** to a point for the northeast corner of the 2.758 acre tract, in the north line of the 9.694 acre tract and for an interior corner of the tract described herein, from which a found ½" iron rod bears, **N 09° 25' 20" E**, a distance of 1.38 feet;

THENCE: **N 89° 55' 26" W**, along and with the north line of the 2.758 acre tract, a distance of **49.91 feet** to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" for a southwest exterior corner of the tract described herein;

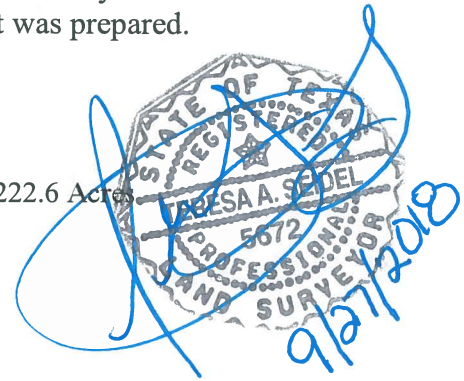
THENCE: N 00° 13' 42" E, into and across the 233.0 acre tract and the 14.85 acre tract, a distance of **338.27 feet** to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" for the southeast corner of the 2.744 acre tract and an exterior corner of the tract described herein

THENCE: Along and with east and north lines of the 2.744 acre tract and continuing into and across the 233.0 acre tract and the 14.85 acre tract, the following two (2) courses:

1. N 00° 07' 57" W, a distance of **227.54 feet** to a found ½" iron rod for the northeast corner of the 2.744 acre tract and an interior corner of the tract described herein, and
2. N 81° 50' 54" W, a distance of **530.79 feet** to the **POINT OF BEGINNING** and containing **222.6 acres**, more or less, in Bexar County, Texas. Said tract being described in accordance with an exhibit prepared by KFW Surveying. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204. Distances recited herein are surface distances using an average combined scale factor of 0.9998300289.

This document was prepared under 22tac663.21, this is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Job No.: 16-146
Prepared by: KFW Surveying
Date: January 24, 2017
File: S:\Draw 2016\16-146 Talley Rd - Benke Tract\DOCS\FN - 222.6 Acres



**FIELD NOTES
FOR
A 7.270 ACRE TRACT
TALLEY ROAD PUBLIC IMPROVEMENT DISTRICT**

A **7.270 acre** tract of land, out of the Emanuel Escalera Survey No. 369, Abstract 225, County Block 4405 and the Jose Jacinto Gonzales Survey No. 255, Abstract 269, County Block 4404, both of Bexar County, Texas and being a portion of Talley Road of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod, for the southwest corner of the remaining portion of a 10.00 acre tract as conveyed to Joseph M. Faunce of record in Volume 8979 Page 1056 of the Official Public Records of Bexar County, Texas, an exterior corner of Talley Road, a variable width right-of-way, and the southeast corner of the tract described herein;

THENCE: S 89°48'27" W, over and across Talley Road, a distance of **60.00 feet** to a calculated point, for the southeast corner of a 180.88 acre tract as conveyed to S & P Land Holdings, LLC of record in Volume 12472 Page 326 of the Official Public Records of Bexar County, Texas, an interior corner of Talley Road, and the southwest corner of the tract described herein;

THENCE: N 00°11'33" W along and with the west line of Talley Road and the east line of the 180.88 acre tract, a distance of **691.48 feet** to a calculated point, for an angle point of the 180.88 acre tract, the west line of Talley Road and the tract described herein;

THENCE: N 00°10'46" W, continuing along and with the west line of Talley Road and the east line of the 180.88 acre tract, a distance of **1065.12 feet** to a post, for the northeast corner of the 180.88 acre tract, an interior corner of Talley Road and the tract described herein;

THENCE: S 89°50'52" W, along and with the north line of the 180.88 acre tract and a south line of Talley Road, a distance of **13.62 feet** to a found $\frac{1}{2}$ " iron rod with plastic cap stamped "KHA", for the southeast of Lot 901, Block 13 of the Ciudad De Las Palomas Unit 1A, a plat of record in Volume 9677 Pages 147-148 of the Deed and Plat Records of Bexar County, Texas, an exterior corner of Talley Road and the tract described herein;

THENCE: N 00°09'31" W, along and with the east line of Lot 901, Block 13 and the west line of Talley Road a distance of **589.87 feet** to a found $\frac{1}{2}$ " iron rod with plastic cap stamped "KHA", for the northeast corner of Lot 901, Block 13, an exterior corner of a remaining portion of a 218.506 acre tract as conveyed to Ciudad de Las Palomas, LTD of record in Volume 11748 Page 908 of the Official Public Records of Bexar County, Texas, Talley Road and the tract described herein;

THENCE: S 89°50'52" E, along and with a south line of the remaining portion of the 218.506 acre tract and a north line of Talley Road a distance of **13.40 feet** to a found $\frac{1}{2}$ " iron rod with plastic cap stamped "KHA", for the southeast corner of the remaining portion of the 218.506 acre tract, an exterior corner of Talley Road and the tract described herein;

THENCE: N 00°10'46" W, along and with the west line of Talley Road and the east line of the remaining portion of the 218.506 acre tract, a distance **1159.65 feet** to a found ½" rod, for the northeast corner of the remaining portion of the 218.506 acre tract, the southeast corner of a 317.310 acre tract conveyed to Henry J. & Frank G. Jr. Persyn of record in Volume 5980 Page 840 of the Official Public Records of Bexar County, Texas, an angle point of Talley Road and the tract described herein;

THENCE: N 00°09'36" W, along and with the west line of Talley Road and the east line of the 317.310 acre tract, a distance of **1595.93 feet** to a found ½" iron rod for the southeast corner of Lot 1, Block 4 of the Geronimo Village subdivision, a plat of record in Volume 5970 Pages 140-141 of the Deed and Plat Record of Bexar County, Texas, the northeast corner of the 317.130 acre tract and the northwest corner of the tract described herein, from which a found ½" iron rod for the northeast corner of Lot 1, Block 1 of the Geronimo Village subdivision and an exterior corner of Talley Road bears, N 0°01'15" W, a distance of 1595.38 feet;

THENCE: S 89°37'02" E, over and across Talley Road, a distance of **60.00 feet** to a calculated point in the east line of a 14.85 acre as conveyed to Wayne Lee Benke of record in Volume 5536 Page 1726 of the Official Public Records of Bexar County, Texas, for the northeast corner of the tract described herein;

THENCE: S 00°09'36" E, along and with the east line of Talley Road and the west lines of the 14.85 acre tract, a 2.744 acre tract as conveyed to Michael L. & Robyn K. Klar of record in Volume 7991 Page 631 of the Official Public Records of Bexar County, Texas, a 183.61 acre tract as conveyed to Wayne Lee Benke of record in Volume 18572 Page 505 of the Official Public Records of Bexar County, Texas, a 2.758 acre tract as conveyed to Travis Wayne Benke of record in Volume 6021 Page 435 of the Official Public Records of Bexar County, Texas, a remaining portion of 34.616 acres as conveyed to Emerio G. & Maria E. Plata of record in Volume 10320 Page 1769 of the Official Public Records of Bexar County, Texas, a distance of **1595.35 feet** to a calculated point, for an angle point of the remaining portion of the 34.616 acre tract, Talley Road, and the tract described herein;

THENCE: S 00°10'46" E, continuing along and with the east line of Talley Road and the west line of the remaining portion of the 34.616 acres, a distance of **487.44 feet** to a calculated point, for the southwest corner of the remaining portion of the 34.616 acres, an interior corner of Talley Road and the tract described herein;

THENCE: S 89°55'16" E, along and with the south line of the remaining portion of the 34.616 acres and a north line of Talley Road, a distance of **13.00 feet** to a found ½" iron rod with plastic cap stamped "Moy", for the northwest corner of Lot 1, Block 12 of the Talley Road subdivision, a plat of record in Volume 9608 Page 105 of the Deed and Plat Records of Bexar County, Texas, an exterior corner of Talley Road and the tract described herein;

THENCE: S 00°10'51" E, along and with the west line Lot 1, Block 12 and the east line of Talley Road, a distance of **199.74 feet** to a found ½" iron rod with plastic cap stamped "Baker", in the north line of a 101.216 acre tract as conveyed to Donald & Pat Thomas of record in Volume 6362 Page 1523 of the Official Public Records of Bexar County, Texas, for the southwest corner of Lot 1, Block 12, an exterior corner of Talley Road and the tract described herein;

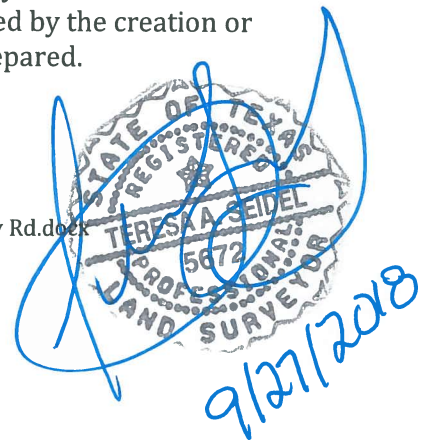
THENCE: N 89°55'16" W, along and with the north line of the 101.216 acres and a south line of Talley Road, a distance of **13.00 feet** to a calculated point, for the northwest corner of the 101.216 acres and an interior corner of Talley Road and the tract described herein;

THENCE: S 00°10'46" E, along and with the west line 101.216 acres and the east of Talley Road, a distance of **2127.37 feet** to a found ½" iron rod, for the southwest corner of the 101.216 acres, a northwest corner of a 8.00 acre tract as conveyed to Alamo Community Church-San Antonio of record in Volume 18164 Page 1127 of the Official Public Records of Bexar County, Texas, an angle point of Talley Road and the tract described herein;

THENCE: S 00°11'33" E, along and with the east line of Talley Road, the west lines of the 8.00 acre tract and the remaining portion of the 10.00 acre tract, a distance of **691.47 feet** to the **POINT OF BEGINNING** and containing **7.270** acres or 316,663 square feet more or less, in Bexar County, Texas. Said tract being described in accordance with an exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

This document was prepared under 22tac663.21, this is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Job No.: 16-146
Prepared by: KFW Surveying
Date: September 26, 2018
File: S:\Draw 2016\16-146 Talley Rd - Benke Tract\DOCS\ FN - 7.270 Ac Talley Rd.docx



**FIELD NOTES
FOR
A 2.444 ACRE TRACT
TALLEY ROAD PUBLIC IMPROVEMENT DISTRICT**

A **2.444 acre** tract of land, out of the Emanuel Escalera Survey No. 369, Abstract 225, County Block 4405 and the Jose Jacinto Gonzales Survey No. 255, Abstract 269, County Block 4404, both of Bexar County, Texas and being a portion of Talley Road of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod in the north right-of-way line of Talley Road, a variable width right-of-way, for the southeast corner of Lot 6 and the southwest corner of Lot 5 both of the Garden Acres Subdivision, a plat of record in Volume 9300 Page 59 of the Deed and Plat Records of Bexar County, Texas, from which a found $\frac{1}{2}$ " iron rod for the southwest corner of Lot 6, bears N 89°53'59"W, a distance of 214.30 feet;

THENCE: S 89°52'59" E along and with the north right-of-way line of Talley Road and the south line of Lot 5 and Lot 4 of the Garden Acres Subdivision, a distance of **303.43 feet** to a point, for an angle point of the south line of Lot 4 and the north line of Talley Road and the tract described herein;

THENCE: S 89°52'53" E continuing along and with the north right-of-way line of Talley Road and the south line of Lot 4, a distance of **4.36 feet** to a point, for a point of curvature to the left of the south line of Lot 4 and the north line of Talley Road and the tract described herein;

THENCE: continuing along and with the north right-of-way line of Talley Road and the south line of Lot 4, a 2.00 acre tract conveyed to Paul L. & Mary J. Hegdal of record in Volume 6205 Page 1220 of the Official Public Record of Bexar County Texas, Old Talley Road and a 1.31 acre tract conveyed to Carlos & Norma Alvarez of record in Volume 14384 Page 308 of the Official Public Record of Bexar County, Texas with the curve to the left having an arc of **794.15 feet**, a radius of **683.20 feet**, a delta of 66°36'00" and a chord bears **N 56°55'48"E**, a distance of **750.19 feet** to a point, for the point of curvature and the most northerly corner of the tract described herein, from which a found $\frac{1}{2}$ " iron rod, bears N 23°45'20"E, a distance of 398.41 feet;

THENCE: S 66°22'12" E over and across Talley Road, a distance of **60.00 feet** to a found $\frac{1}{2}$ " iron rod in the southeast line of Talley Road and the northwest line of a 157.48 acre tract conveyed to Vise Oaks I, LTD of record in Volume 9437 Page 963 of the Official Public Record of Bexar County, Texas, for a point of curvature and the northeast corner of the tract described herein, from which a found $\frac{1}{2}$ " iron rod, bears N23°45'20"E, a distance of 876.96 feet;

THENCE: along and with the southeast line of Talley Road and the northwest line of a 157.48 acre tract the following two (2) courses:

1. with a curve to the right having an arc of **262.71 feet**, a radius of **743.20 feet**, a delta of **20°15'11"** and a chord bears **S 33°45'23"W**, a distance of **261.34 feet** to a point, for an interior corner of the tract described herein, and
2. **S 00°16'43" E**, a distance of **167.92 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", at the southwest corner of the 157.48 acre tract, for the northwest corner of a 183.61 acre tract conveyed to Wayne Lee Benke of record in Volume 18572 Page 505 of the Official Public Record of Bexar County, Texas;

THENCE: S 00°06'09" E, continuing along and with the southeast line of Talley Road and the northwest line of the 183.61 acre tract, a distance of **61.20 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the 183.61 acre tract and the southeast corner of the tract described herein;

THENCE: N 89°52'59" W along and with the south line of Talley Road and the north line of the 183.61 acre tract, a 4.393 acre tract conveyed to Wayne Lee Benke of record in Volume 3361 Page 617 of the Official Public Record of Bexar County, Texas and the remaining portion of a 20.15 acre tract conveyed to Wayne Lee Benke of record in Volume 5536 Page 1729 of the Official Public Record of Bexar County, Texas, a distance of **847.26 feet** to point, for the southwest corner of the tract described herein;

THENCE: N 00°07'01" E over and across Talley Road, a distance of **60.00 feet** to the **POINT OF BEGINNING** and containing 2.444 acres or 106,455 square feet more or less, in Bexar County, Texas. Said tract being described in accordance with an exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

This document was prepared under 22tac663.21, this is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Job No.: 16-146
Prepared by: KFW Surveying
Date: September 26, 2018
File: S:\Draw 2016\16-146 Talley Rd - Benke Tract\DOCS\ FN - 2.444Ac Talley Rd.docx

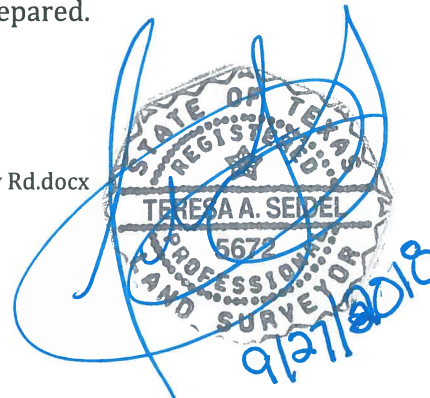
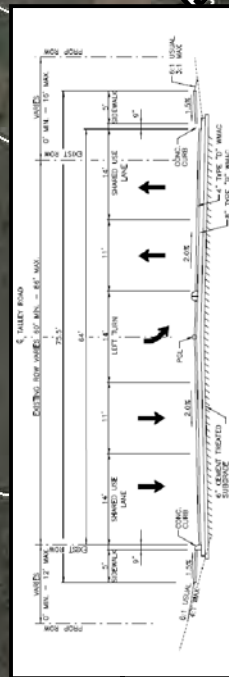
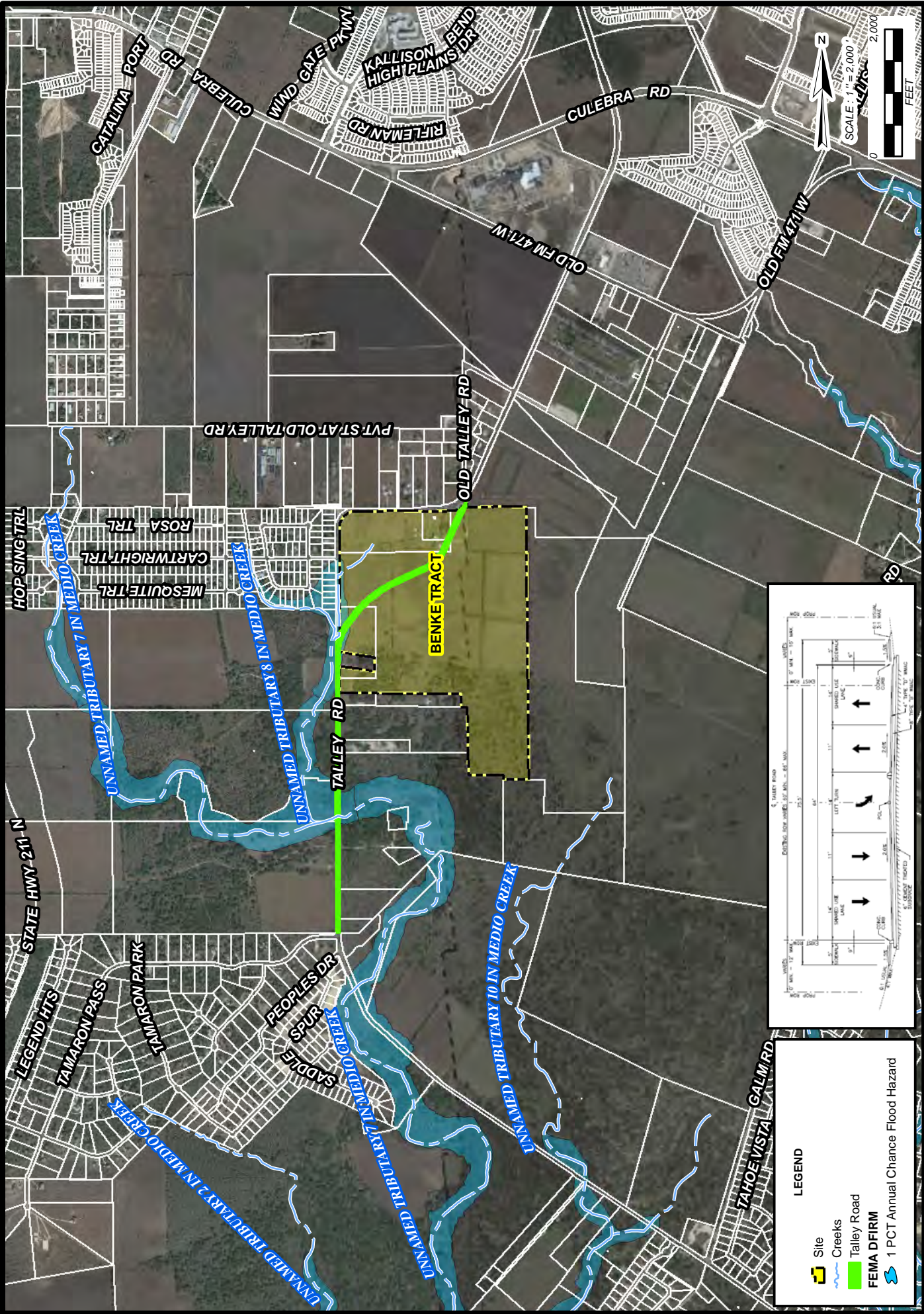


EXHIBIT "B"
MAP OF 232.314 ACRE PARCEL



LEGEND

- Site
- Creeks
- Talley Road
- FEMA DFIRM
- 1 PCT Annual Chance Flood Hazard

EXHIBIT 1

KFW

ENGINEERS + SURVEYING

3421 PAESANO PKWY, SUITE 200
SAN ANTONIO, TEXAS 78231

PHONE (210) 979-8444
FAX (210) 979-8441

ISSUE DATE:

REVISIONS:

JOB NO. 585-01-01

DATE: September 2018

DRAWN: K.L.

CHECKED: B.L.

DESIGNER:

SHEET: 1

EXHIBIT "C"
FIELD NOTES FOR 204.83 ACRE PARCEL



**FIELD NOTES
FOR
A 204.83 ACRE TRACT**

A 221.65 acre tract of land, out of the Jose Jacinto Gonzales Survey No. 225, Abstract 269, County Block 4404, the Beriana Sandoval Survey No. 40, Abstract 1298, County Block 4403 and being all of an 180.88 acre tract called Tract 1 and a 24.06 acre tract called Tract 2 conveyed to S & P Land Holdings, LLC of record in Volume 12472 Page 326 of the Official Public Records of Real Property of Bexar County, Texas and also being all of a 16.787 acre tract called Parcel 13 conveyed to the State of Texas of record in Volume 8716 Page 1849 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a set $\frac{1}{2}$ " iron rod with a blue plastic cap stamped "KFW SURVEYING" in the east right-of-way line of Talley Road, a variable width right-of-way, for the northeast corner of Tamaron Pass, a variable width right-of-way of Tamaron Subdivision Unit 1, a plat of record in Volume 9533 Page 126 of the Deed and Plat Records of Bexar County, Texas, the southeast corner of the 180.88 acre tract and the tract described herein, from which a found $\frac{1}{2}$ " iron rod bears, S 75°50'47" W, a distance of 2.00 feet;

THENCE: S 89°40'59" W along and with the north lines of Lots 1-12, Block 1 of the Tamaron Subdivision Unit 1, Lots 1-3 Block 2 of the Tamaron Subdivision Unit 2, a plat of record in Volume 9534 Page 88 of the Deed and Plat Records of Bexar County, Texas, Lots 22-20 of Legend Oaks Unit 1, a plat of record in Volume 9540 Page 59 of the Deed and Plat Records of Bexar County, Texas, a 18.707 acre tract called Parcel 12A conveyed to the State of Texas of record in Volume 11244 Page 343 of the Official Public Records of Bexar County, Texas, Lots 102-100 of Legend Oaks Unit 2, a plat of record in Volume 9548 Page 76 of the Deed and Plat Records of Bexar County, Texas, a portion of a 218.839 acre tract consisting of 2.00 acres in Bexar County of record in Volume 10803 Page 1 of the Official Public Records of Bexar County, Texas and the south lines of the 180.88 acre tract, the 16.787 acre tract and the 24.06 acre tract, a distance of **5442.76 feet** to a point, for the southeast corner of a 33.233 acre tract conveyed to 45 SRL, Inc. of record in Document No. 2018001396 of the Public Records of Medina County, Texas, the southwest corner of the 24.06 acre tract and the tract described herein, from which a found $\frac{1}{2}$ " iron rod bears, N 02°41'13" W, a distance of 0.65 feet;

THENCE: N 00°11'17" W along and with the east line of the 33.233 acre tract, a 82.213 acre tract conveyed to 45 SRL, Inc. of record in Document No. 2007007656 of the Public Records of Medina County, Texas and the west line of the 24.06 acre tract, a distance of **1791.74 feet** to a found $\frac{1}{2}$ " iron rod, for the southwest corner of a remaining portion of a 218.506 acre tract conveyed to Ciudad De Las Palomas, Ltd. of record in Volume 11748 Page 908 of the Official Public Records of Bexar County, Texas, the northwest corner of the 24.06 acre tract and the tract described herein;

THENCE: S 89°56'28" E along and with the south line of the remaining portion of the 218.506 acre tract, Lot 901, Block 13, County Block 4404 of Ciudad De Las Palmas Unit 1A, a plat of record in Volume 9677 Pages 147-148 of the Deed and Plat Records of Bexar County, Texas and the north lines of the 24.06 acre tract, the 16.787 acre tract and the 180.88 acre, a distance of **5429.28 feet** to a found $\frac{1}{2}$ " iron rod with a cap stamped "KHA" in the west right-of-way line of Talley Road, for the southeast corner of Lot 901, an angle point of the 180.88 acre tract and the tract described herein;

THENCE: N 89°50'52" E along and with a southwest right-of-way line of Talley Road and the north line of the 180.88 acre, a distance of **13.62 feet** to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" in the west right-of-way line of Talley Road, for the northeast corner of the 180.88 acre tract and the tract described herein;

THENCE: S 00°11'05" E along and with the west right-of-way line of Talley Road and the east line of the 180.88 acre tract, a distance of **1756.09 feet** the **POINT OF BEGINNING** and containing **221.65 acres** more or less, in Bexar County, Texas.

SAVE AND EXCEPT a **16.82** acre tract, being all of the 16.787 acre tract, called Parcel 13, as conveyed to the State of Texas of record and described in Volume 8716 Page 1849 of the Official Public Records of Bexar County, Texas and more particularly described by metes and bounds as follows:

Beginning at a calculated point in the south line of the 218.506 acre tract, for the northeast corner of the 24.06 acre tract, and the northwest line of the 16.787 acre tract, from which a found ½" iron rod for the northwest corner of the 24.06 acre tract bears S 89°56'28" E, a distance of 390.51 feet and a Type III Texas Department of Transportation aluminum monument bears N 17°48'44" W, a distance of 1.59 feet;

THENCE: S 89°56'28" E, along and with the south line of the 218.506 acre tract and the north line of the 16.787 acre tract, a distance **416.06 feet** to a found 1/2" iron rod, for the northwest corner of the 180.88 acre tract, the northeast corner of the 16.787 acre tract and the tract described herein, from which a found 1/2" iron rod bears N 15°57'38" W, a distance of 0.83 feet;

THENCE: along and with the common line of the 180.88 acre tract and the 16.787 acre tract, the following seven (7) courses:

1. **S 15°57'38" E**, a distance of **541.51 feet** to a found 1/2" iron rod, for an angle point of the tract described herein,
2. **S 13°51'52" E**, a distance of **223.25 feet** to a calculated point, for an angle point of the tract described herein,
3. **S 09°40'00" E**, a distance of **321.07 feet** to a Type III Texas Department of Transportation aluminum monument, for an angle point of the tract described herein,
4. **S 02°46'47" E**, a distance of **321.34 feet** to a Type III Texas Department of Transportation aluminum monument, for an angle point of the tract described herein,
5. **S 03°14'57" W**, a distance of **321.30 feet** to a Type III Texas Department of Transportation aluminum monument, for an angle point of the tract described herein,

6. **S 09°23'45" W**, a distance of **84.84 feet** to a found 1/2" iron rod, for an angle point of the tract described herein, and
7. **S 09°10'42" W**, a distance of **5.88 feet** to a calculated point in the north line of Legend Oaks Unit 1 for the southwest corner of the 180.88 acre tract, the southeast corner of the 16.787 acre tract and the tract described herein;

THENCE: S 89°40'59" W, along and with the south line of the 16.787 acre tract, a distance of **410.27 feet** to a calculated point for the southeast corner of the 24.06 acre tract, the southwest corner of the 16.787 acre tract and the tract described herein, from which a point for the southwest corner of the 24.06 acre tract bears S 89°40'59" W, a distance of 629.33 feet;

THENCE: along and with the common line of the 24.06 acre tract and the 16.787 acre tract the following seven (7) courses:

1. **N 09°04'45" E**, a distance of **2.78 feet** to a found 1/2" iron rod for an angle point of the tract described herein,
2. **N 09°15'15" E**, a distance of **134.44 feet** to a Type III Texas Department of Transportation aluminum monument, for an angle point of the tract described herein;
3. **N 03°20'31" E**, a distance of **279.07 feet** to a Type III Texas Department of Transportation aluminum monument, for an angle point of the tract described herein,
4. **N 02°46'46" W**, a distance of **278.93 feet** to a Type III Texas Department of Transportation aluminum monument, for an angle point of the tract described herein,
5. **N 08°51'42" W**, a distance of **278.78 feet** to a Type III Texas Department of Transportation aluminum monument, for an angle point of the tract described herein,
6. **N 13°44'51" W**, a distance of **194.34 feet** to a Type III Texas Department of Transportation aluminum monument, for an angle point of the tract described herein, and
7. **N 15°57'06" W**, a distance of **656.27 feet** to the **POINT OF BEGINNING** and containing **16.82 acres** of land, more or less.

221.65 acres Save and Except 16.82 = **204.83 acres**

Job No.: 19-012
Prepared by: KFW Surveying
Date: February 5, 2019
File: S:\Draw 2019\19-012 5501 Talley Rd\DOCS\ 204.83AC TRACT.docx

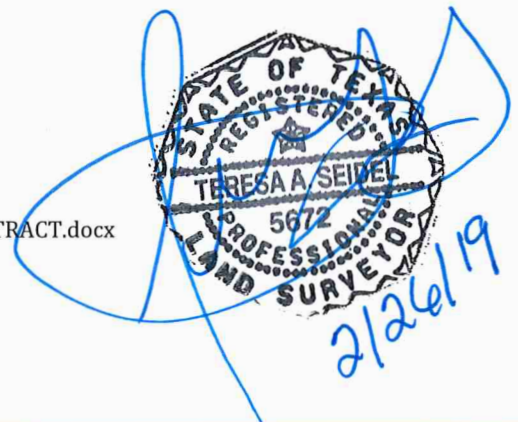
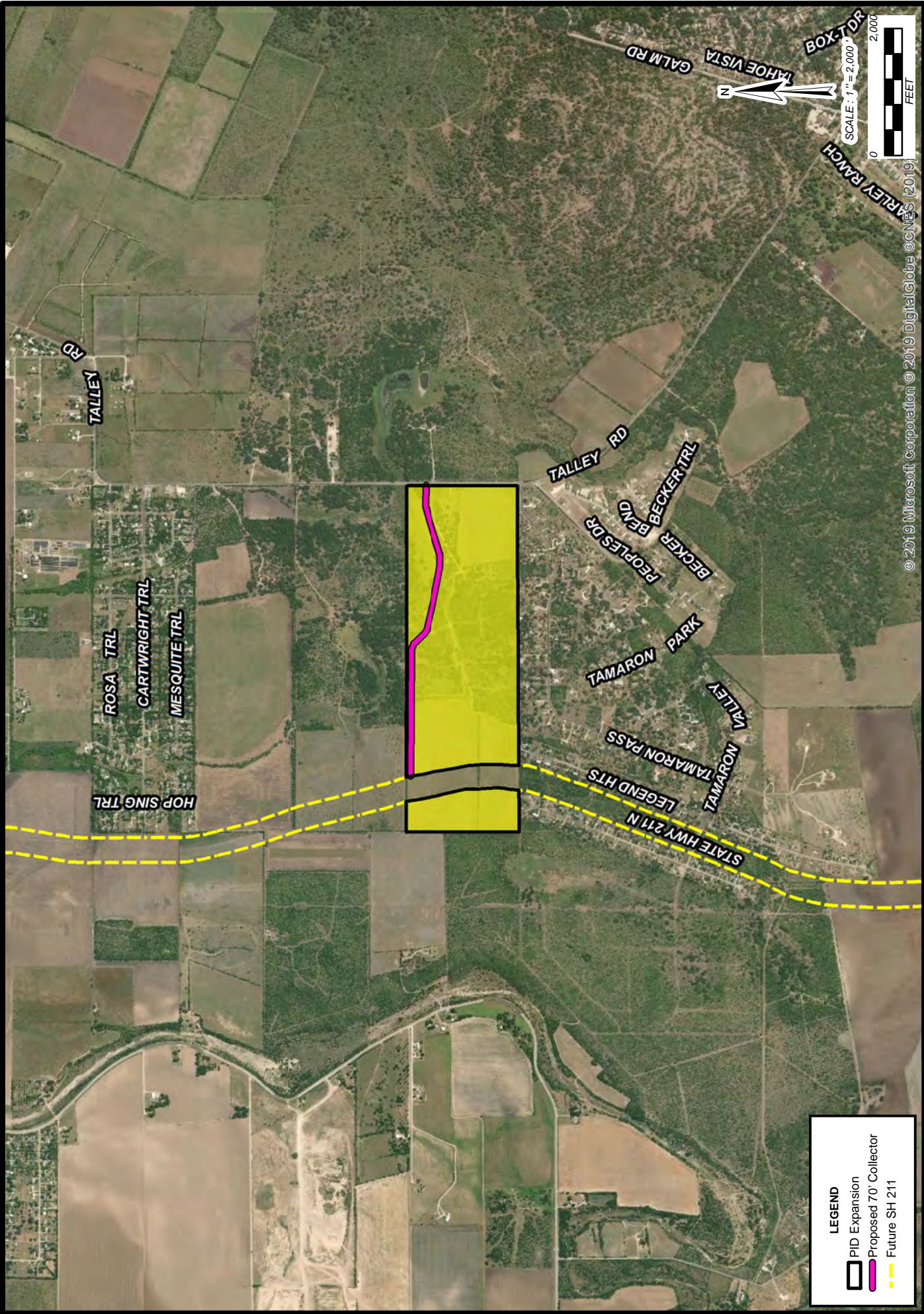


EXHIBIT "D"
MAP OF 204.83 ACRE PARCEL



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SCALE: 1" = 2,000'

0 2,000 FEET

BOX-TDR

MAHOE VISTA

GALM RD

TALLEY RANCH

2

LEGEND

- PID Expansion
- Proposed 70' Collector
- Future SH 211



KFW
ENGINEERS + SURVEYING
FIRM # 012300
PHONE (210) 979-8444
FAX (210) 979-8441
3421 PAESANO'S PKWY, SUITE 200
SAN ANTONIO, TEXAS 78231

TALLEY ROAD SPECIAL IMPROVEMENT DISTRICT EXPANSION

LOCATION MAP

ISSUE DATE:

JOB NO. 585-01-01

DATE: February 2019

DESIGNER:

CHECKED: B.L.

DRAWN: M.G.

SHEET: 1

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EXHIBIT “E”
MASTER DEVELOPMENT PLAN - 1
(222.6 ACRES OF THE 232.314 ACRE PARCEL)

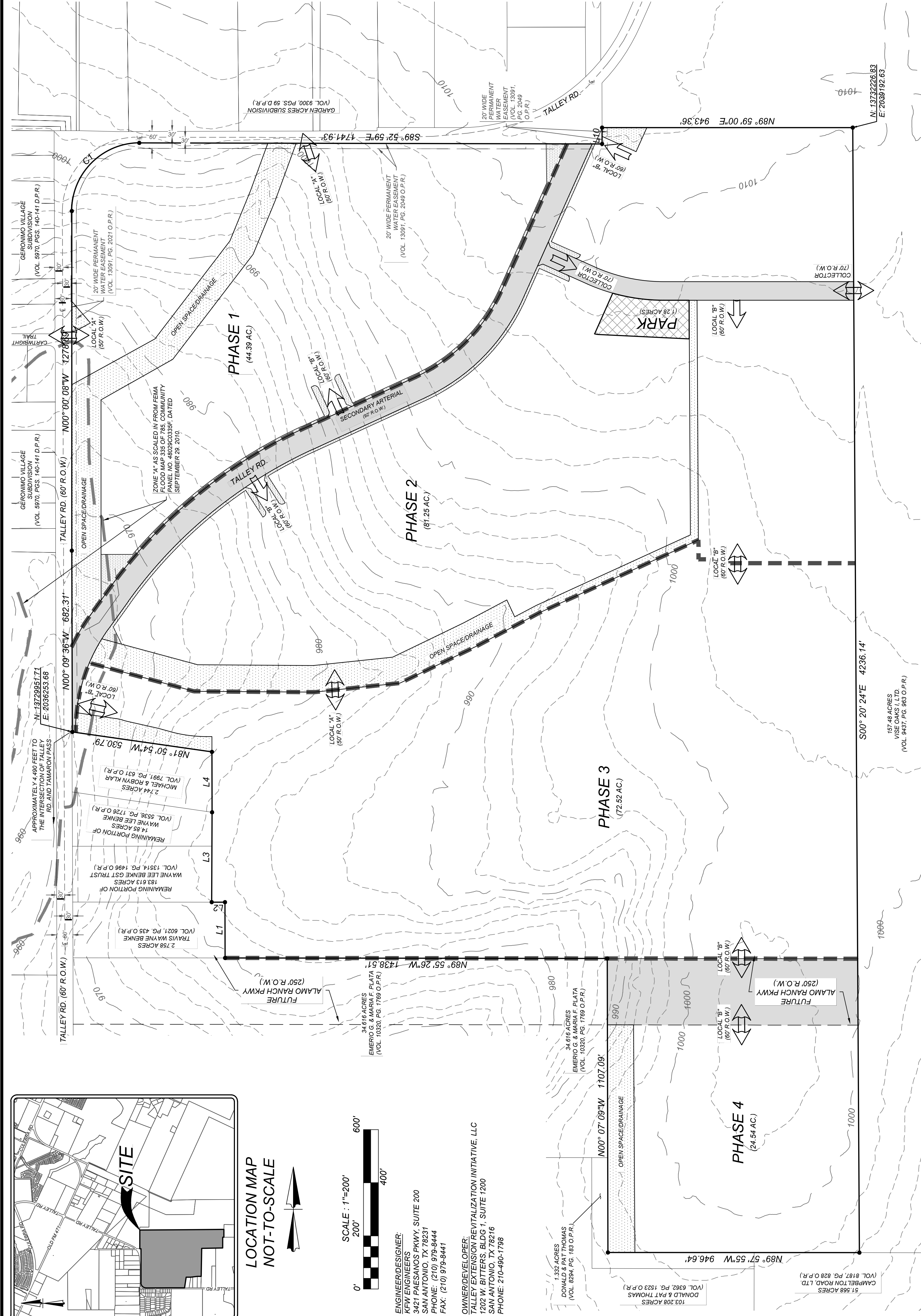


LOCATION MAP
NOT-TO-SCALE

SCALE: 1"=200'
0' 200' 400' 600'

ENGINEER/DESIGNER:
KFW ENGINEERS
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TX 78231
PHONE: (210) 979-4444
FAX: (210) 979-4441

OWNER/DEVELOPER:
TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC
1202 IV. BILLYS BLVD., SUITE 1200
SAN ANTONIO, TX 78216
PHONE: 210-490-1788



ISSUE DATE
REVISIONS

- NOTES:
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
 - ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL TYPE "A" WITH A 50' R.O.W. 28' PAVEMENT, AND 2 - 11' PARKWAYS UNLESS OTHERWISE NOTED.
 - THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS REQUIRED BY THE UNIFIED DEVELOPMENT CODE ZONING REQUIREMENTS.
 - SEWER SERVICE TO BE PROVIDED BY S.A.W.S. ELECTRIC SERVICE TO BE PROVIDED BY CITY PUBLIC SERVICE & WATER SERVICE TO BE PROVIDED BY S.A.W.S.
 - A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN LATEST EDITION OF AASHTO MANUAL.
 - THE FLOOD PLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN ARE SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH THE APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
 - SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2, 35-506 (G). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTHS OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH (G). LOCAL TYPE B (MINIMUM 60 FEET OF RIGHT-OF-WAY WIDTH) AND COLLECTORS (MINIMUM 70 FEET OF RIGHT-OF-WAY WIDTH) SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE FOR RESIDENTIAL LOCAL TYPE A (MINIMUM 50 FEET RIGHT-OF-WAY WIDTH).
 - CONNECTIVITY RATIO CALCULATIONS WILL BE PROVIDED PER PHASE AS DEVELOPMENT OCCURS. DEVELOPER MUST PROVIDE SECONDARY ACCESS IF MORE THAN 125 UNITS AS PER UDC. IF OVER 125 UNITS, A CONNECTIVITY RATIO NOT LESS THAN 1:20 MUST BE OBTAINED AS PER UDC.
 - REFERENCED PROPERTY IS IN ZONE "X". A SPECIAL FLOOD HAZARD AREA (SFHA3) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD PLAIN, NO BASE ELEVATIONS DETERMINED AND ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 335 OF 783, COMMUNITY PANEL NO. 4802030335F, DATED SEPTEMBER 23, 2010.
 - ALONG 92' SECONDARY ARTERIAL - BICYCLE PATH AND SIDEWALK WILL BE COMBINED TO PROVIDE AN 8 FEET MULTI-USE PATH, OFFSET 5 FEET FROM FACE OF CURB, IN BOTH DIRECTIONS.
 - THIS SITE IS LOCATED NEAR MULTIPLE UNSTUDIED FLOODPLAIN ZONE "X" FLOOD HAZARD AREAS. THEREFORE, A DETAILED FLOODPLAIN ANALYSIS WILL BE REQUIRED WITH THE PLAT TO ESTABLISH THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE FLOODPLAIN BOUNDARIES AND TO DETERMINE THE BASE FLOOD ELEVATIONS. AT THE PLAT, ALL PERTINENT DATA AND MODELS FOR THE DETAILED STUDY WILL BE REQUIRED.

LEGAL DESCRIPTION

A 222.60 ACRE TRACT OF LAND, OUT OF THE EMANUEL ESCALERA SURVEY NO. 369, ABSTRACT 225, COUNTY BLOCK 4405 AND THE JOSE JACINTO GONZALES SURVEY NO. 255, ABSTRACT 269, COUNTY BLOCK 4404, BOTH OF BEAR COUNTY, TEXAS AND BEING ALL OF A CALLED 4,393 ACRE TRACT OF LAND AS CONVEYED TO WAYNE LEE BENKE OF RECORD IN VOLUME 3361 PAGE 617 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, THE REMAINING PORTION OF A 20.15 ACRE TRACT OF LAND AS CONVEYED TO WAYNE LEE BENKE OF RECORD IN VOLUME 6538 PAGE 1729 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, A PORTION OF A CALLED 14.85 ACRE TRACT OF LAND AS CONVEYED TO WAYNE LEE BENKE OF RECORD IN VOLUME 6536 PAGE 1729 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, A PORTION OF A CALLED 233.0 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 6539 PAGE 408 OF THE DEED RECORDS OF BEAR COUNTY, TEXAS AND THE REMAINING PORTION OF A CALLED 9,984 ACRE TRACT OF LAND AS CONVEYED TO WAYNE LEE BENKE OF RECORD IN VOLUME 3107 PAGE 186 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, ALL OF WHICH WERE CONVEYED TO WAYNE LEE BENKE GST TRUST OF RECORD IN VOLUME 13514 PAGE 1496 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

FLOOD PLAIN NOTE:
THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

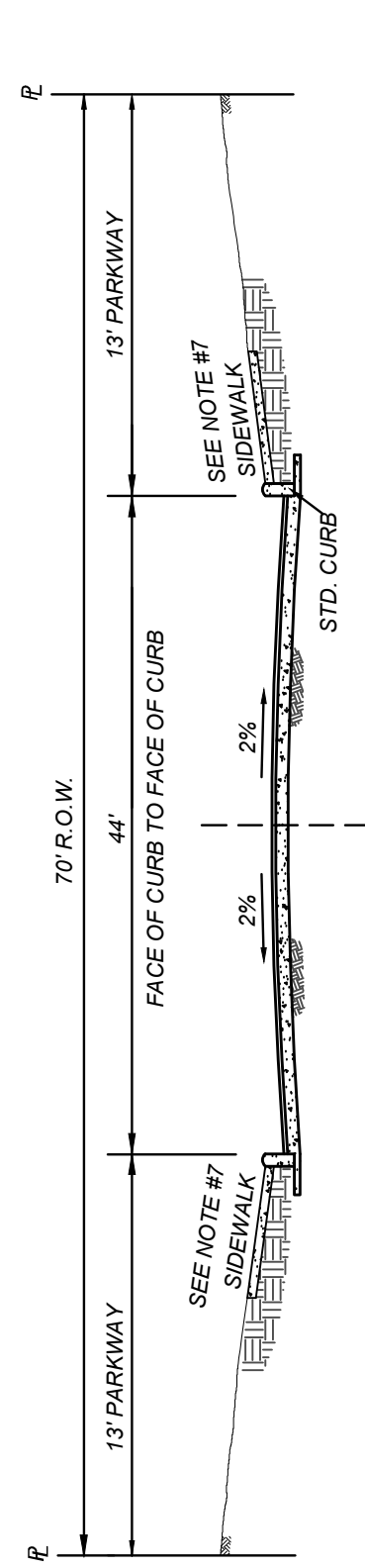
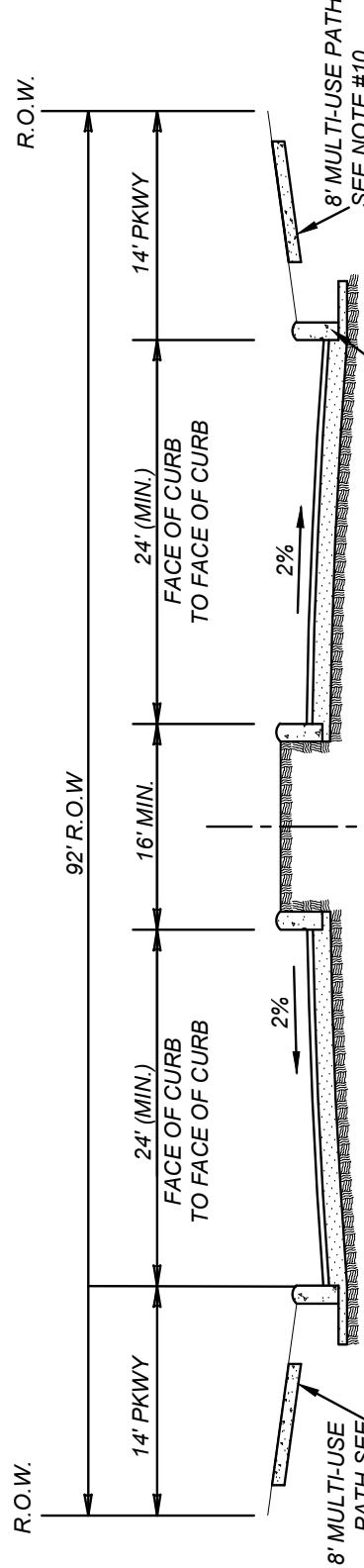
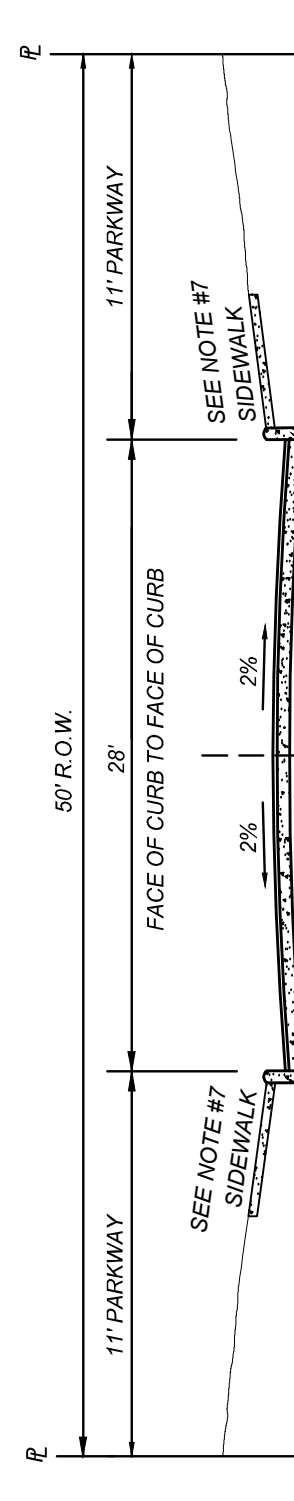
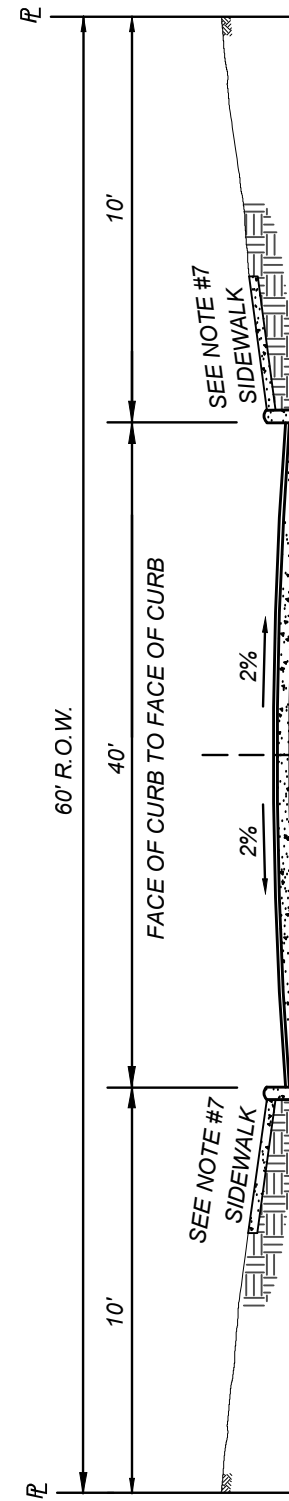
ACKNOWLEDGED BY:

TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC

KFW ENGINEERS

PHASE	TOTAL ACREAGE	DRAINAGE/ SPACE	PARK AREA	RESIDENTIAL ACREAGE	PROPOSED RIGHT-OF-WAY	DWELLING UNITS	DENSITY (DUE TO UNITS/ACRES)	APPROXIMATE SCHEDULE
1	44.39	6.24	0.00	38.15	0.00	189	4.95	7/1/2019
2	81.19	5.95	1.08	66.48	7.68	374	5.63	10/1/2019
3	73.02	0.74	0.00	72.28	0.00	493	6.82	9/1/2020
4	24.00	1.97	0.00	16.61	5.42	122	7.34	9/1/2020
TOTAL	222.60	14.90	1.08	193.52	13.10	1178	6.09	

*PARK SPACE CALCULATION
PARK SPACE REQUIREMENTS: 1 ACRE PER 70 LOTS
1178 / 70 = 16.8 ACRES (ACRES REQUIRED PARK SPACE)
THE CURRENT LAND USE FOR THIS SITE IS AGRICULTURAL
THE PROPOSED LAND USE FOR ALL PHASES WITHIN THIS MDP IS SINGLE-FAMILY RESIDENTIAL

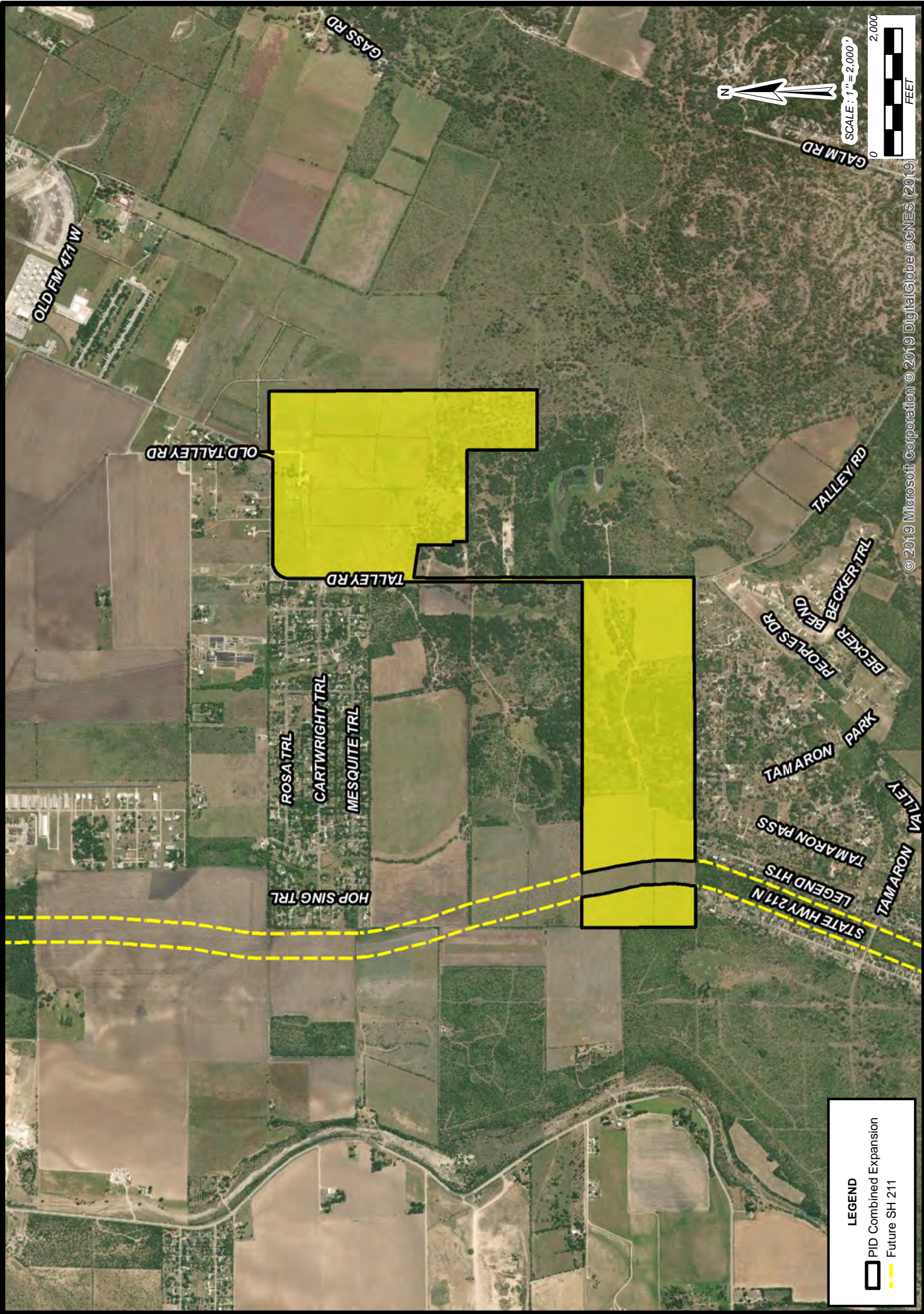


70' R.O.W. STREET SECTION - COLLECTOR
NOT TO SCALE

50' R.O.W. STREET SECTION - LOCAL "A"
NOT TO SCALE

EXHIBIT “F”
MASTER DEVELOPMENT PLAN -2
(204.83 Acre Parcel)

EXHIBIT “G”
MAP OF DISTRICT CONTAINING THE 232.314 AND 204.83 ACRE PARCELS



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- LEGEND**
- PID Combined Expansion
 - Future SH 211

TALLEY ROAD SPECIAL IMPROVEMENT DISTRICT EXPANSION

LOCATION MAP

ISSUE DATE:	
JOB NO. 585-01-01	DESIGNER
DATE: March 2019	CHECKED: B.L.
DRAWN: M.G.	SHEET: 4

KFW
ENGINEERS + SURVEYING
FIRM # 012300
PHONE (210) 979-8444
FAX (210) 979-8441
3421 PAESANO'S PKWY., SUITE 200
SAN ANTONIO, TEXAS 78231

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