

June 28, 2020

Chairman|  
Planning Commission  
City of San Antonio  
P.O. Box 839966  
San Antonio, TX 78283-3966

RE: Appeal to Certificate of Determination Denial  
17030 Shady Falls  
Elmendorf, Texas 78112  
CB 4008-1 P-147J ABS 4 (ARB TR-9)  
ADDR- COD-20-10600204  
GRE Project No. 20-

Dear Mr. Chairman;

Please accept this letter as an appeal to the Certificate of Determination denial letter issued by Development Services by letter dated June 24<sup>th</sup>, 2020.

I purchased the property in May 2019 with the understanding that the water and electric services to an existing manufactured home would remain and not be affected by any new improvements.. There is a septic system and it has been permitted through Bexar County Environmental Division.

Last year, I started the construction of a new home and we are now near the completion and ready for move in. CPS energy has denied a re-connection to power without the CITY's approval through the Certificate of Determination or platting process. Should I be required to comply with the provisions of the regulations, I cannot make reasonable use of my property. The structure will stand vacant until such time that I complete the plat which could take up to six months or more.

The lot is a 3.38 acres that I intend to occupy as single family residence with no intention of subdividing. I did not create the hardship. The intention of the UDC is to insure that the land is developed to protect the health and welfare of the community and not adversely affect any adjacent landowners rights or interests. As such, I do not intend to make any other improvements, grading or clearing. I am not within or adjacent to the floodplain.

The granting of the variance will not adversely affect or be injurious to the other properties, nor will it prevent the orderly subdivision of other property in the area. The amount of impervious cover is minimal to the overall size of the land.

My situation is not unique in that many of the surrounding large acre properties have improvements with utilities and are not platted. I currently have water service from the East Central Special Utility District.

To that end, I feel that my tract meets the V.T.C.A. Local Government Code §§ 212.004 and 212.0045 for the platting exceptions as outlined in the Unified Development Code Chapter 35-430 (a) (5)A-G which states:

(5) The provision of utility service to not more than three (3) detached single-family dwelling units on an unplatted tract or antiquated plat shall not require a subdivision plat provided all of the following requirements are met:

- A. The tract is located outside the city limits within the extraterritorial jurisdiction of the city;
- B. The tract has a minimum of fifteen (15) feet of frontage on a public street or a recorded irrevocable access easement;
- C. The tract was created prior to January 1, 2005;
- D. The tract has a minimum area of five thousand (5,000) square feet for each dwelling unit, additional county requirements may be imposed where on-site sewage facility is proposed;
- E. The tract is held under single ownership;
- F. No dwelling unit will be located within a regulatory floodplain; and
- G. No public utility extension is required.

The denial letter states the reason that the determination was denied was: "No legal documents filed at Bexar County before January 2005 were submitted with this application. This comment is referring to Line (5)C.

I certify that the, the tract was created prior to 2005. Attached is the warranty deed with Vendors lien (DOC 2007021231) where on page 5 Tract XX also described as Tract 9 in the body, and page 11, line 74, it references the unrecorded contract for the 3.384 acres. Furthermore, it was surveyed by David Barrera, RPLS in August of 1999. A copy of the metes and bounds is included at the end of the Warranty Deed.

Finally, for these reasons, I respectfully request you sincerely consider approving my appeal to the determination denial and allow me utility service without platting.

Thank you for your consideration.

Sincerely,

Ricardo D. Renteria



cf: Appeal Application

Certificate of Denial Letter

Warranty Deed

3.84 Acres Metes and bounds

East Central Special Utility District Letter of Service



CITY OF SAN ANTONIO  
**DEVELOPMENT SERVICES DEPARTMENT**  
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



June 24, 2020

Ricardo Renteria  
628 Rigsby Avenue  
San Antonio, Texas 78210

Re: Denial of Certificate of Determination Request ADDR-COD-20-10600204

To Whom it may concern,

The City of San Antonio, Development Services Department reviewed your request for a Certificate of Determination for property legally described as CB 4008-1 P-147J ABS 4 (ARB TR-9). Based on the submitted information, your request is ineligible for a plat exception. All requests for plat exceptions must follow the guidelines identified in the Unified Development Code, Article IV, Procedures; Division 4, Subdivision, section 35-430(c), and Texas Statutes, Local Government Code, Section 212.0115, Certification Regarding Compliance with Plat Requirements.

**At this time, staff is unable to approve your request for the following reason(s):**

**No legal documents filed at Bexar County before January 1, 2005 were submitted with this application.**

To proceed, staff has identified the following steps:

- 1) All applicants can appeal the determination to the Planning Commission by submitting a request in writing to the Development Services, Land Entitlements section. The application to Appeal to the Planning Commission can be submitted online at <https://aca.sanantonio.gov/CitizenAccess/Default.aspx>. The fee for an appeal to Planning Commission is \$350.00.
- 2) Alternatively, you may plat or replat the subject property in accordance with State and local requirements. Please contact Land Entitlements staff for further instructions. The application to Plat or Replat properties can be submitted online at <https://aca.sanantonio.gov/CitizenAccess/Default.aspx>. Platting fees will vary dependent on acreage and location.

For further information regarding an appeal the Planning Commissioner the Plat/Replat process, please contact the Development Services Department Land Entitlement section at (210) 207- 1111. If you have any questions about the denial of your request please feel to contact Daniel Hazlett the Planning Coordinator who worked on your request at 210-207-8270, or via email at [Daniel.Hazlett@sanantonio.gov](mailto:Daniel.Hazlett@sanantonio.gov).

Sincerely,

Daniel Hazlett  
Planning Coordinator

Logan Sparrow  
Development Services Manager



**Instructions:**

1. All applicable information must be legibly printed or typed for processing.
2. Application must include a copy of the notification and decision letter, and the rationale, in detail, for the request for appeal. Please attach additional pages as necessary. All additional pages must be numbered and labeled.
3. All signatures must be originals. Applications may not be faxed or emailed.
4. An application will not be accepted without the required application fee. All checks must be made payable to "City of San Antonio."
5. Any appeal of the decision of the Director to the Planning Commission will be based on information submitted to the Director for the related application.
6. Language interpreters are available and must be requested 48 hours prior to the meeting. For more information or to request an interpreter, call (210) 207- 6044. Hay servicios de traducción simultánea disponibles. Estos servicios deben ser pedidos con 48 horas de anticipación. Para más información o para servicios de traducción, llame al (210) 207- 6044

To the Honorable Members of the Planning Commission:

In reference to:

Project Name: Renteria Home  
Application Type: COD Appeal Application No.: COD 20-10600204  
Address/Location: 17030 Shady Falls, Elmendorf, Texas 78112  
Legal Description: CB 4008-1 P-147J ABS 4 (ARB TR-9)

The Applicant, Ricardo D. Renteria, alleges that the following error in an order, requirement, decision or determination has been made by an administrative officer in the enforcement of the City of San Antonio's Unified Development Code (UDC). *Please explain in detail by attaching a separate letter outlining the criteria below:*

As per the UDC, the appeal request letter must address the following criteria prior to submission.

1. If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property; and
2. The hardship relates to the applicant's land, rather than personal circumstance; and
3. The hardship is unique, or nearly so, rather than one shared by many surrounding properties; and
4. The hardship is not the result of the applicant's own actions; and
5. The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.

**APPLICANT INFORMATION**

Business/Company Name: GE Reaves Engineering  
 Point of Contact: Gustavo Gonzalez, P.E., 5250 Callaghan Rd, Ste 100, SA, Texas 78228  
 Status: Owner ☐ Agent ☒  
 Mailing address: \_\_\_\_\_  
 Telephone: Home/Office: (210) 490 - 4506 Mobile: (210) 440 - 3765  
 Other phone: (210) 490 - Email: \_\_\_\_\_

**PROPERTY OWNER INFORMATION**

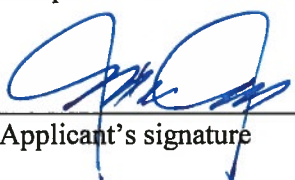
Business/Company Name: \_\_\_\_\_  
 Point of Contact: Ricardo Renteria, 628 Rigsby Ave, SA, Texas 78210  
 Mailing address: \_\_\_\_\_  
 Telephone: Home/Office: (210) - 364-6513 Mobile: ( ) -  
 Other phone: (210) - Email: \_\_\_\_\_

**AUTHORIZATION FROM PROPERTY OWNER**

I, Ricardo D. Renteria the owner of the subject property,  
 authorize Gustavo Gonzalez to submit this application and represent  
 me in this appeal before the Planning Commission.

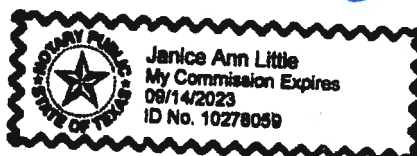
 6.28.20  
 Property owner's signature Date

I, the undersigned, hereby certify that all information contained herein and the attached documents are true and correct to the best of my knowledge. I understand my continuing obligation to notify in writing the Development Services Department of the inaccuracy of any statement or representation that was incorrect when made or becomes incorrect by virtue of changed circumstances.

Gustavo Gonzalez  6.28.20  
 Applicant's Name Applicant's signature Date

Sworn to and subscribed before me by Gustavo Gonzalez on this 28th day of  
June in the year 2020, to certify which witness my hand and seal of office.

<b>OFFICE USE ONLY</b> Application/Case No.: _____ Submittal Date: _____
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 Notary Public, State of Texas

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

**WARRANTY DEED WITH VENDOR'S LIEN**

**DATE:** August 6, 2007



**GRANTOR:** C & L INVESTMENT COMPANY, INC.  
P.O. Box 423  
Centerville, Texas 75833 (Leon County)



GAYLE E. TITTLE  
P.O. Box 423  
Centerville, Texas 75833 (Leon County)

GAYLE E. TITTLE, Trustee for  
BLUE LAKE LAND COMPANY  
P.O. Box 423  
Centerville, Texas 75833 (Leon County)

W.R. COFFEY  
P.O. Box 423  
Centerville, Texas 75833 (Leon County)

W.R. COFFEY, Trustee for  
BLUE LAKE LAND COMPANY  
P.O. Box 423  
Centerville, Texas 75833 (Leon County)

TIM COFFEY  
P.O. Box 423  
Centerville, Texas 75833 (Leon County)

TIM COFFEY, Trustee for  
BLUE LAKE LAND COMPANY  
P.O. Box 423  
Centerville, Texas 75833 (Leon County)

**GRANTEE:** SANDSTONE CAPITAL, LP, a Texas Limited Partnership  
3833 Inwood  
Houston, Texas 77019 (Harris County)

**CONSIDERATION:**

TEN AND NO/100 DOLLARS (\$10.00) and a note of even date that is in the principal amount of TWO MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS and is executed by Grantee, payable to the order of FIRST BANK & TRUST, EAST TEXAS. The note is secured by a vendor's lien retained in favor of FIRST BANK & TRUST, EAST TEXAS in this deed and by a deed of trust of even date from Grantee to Don Neill, Trustee.

**PROPERTY:****TRACT I:**

*A tract or parcel of land containing 0.6401 of an acre, more or less, described as Lot 7, Block 1, BLUE LAKE ESTATES SUBDIVISION, a subdivision situated in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9551, Page 81, Deed and Plat Records, Bexar County, Texas.*

**TRACT II:**

*A tract or parcel of land containing 0.5951 of an acre, more or less, described as Lot 11, Block 1, BLUE LAKE ESTATES SUBDIVISION, a subdivision situated in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9551, Page 81, Deed and Plat Records, Bexar County, Texas.*

**TRACT III:**

*A tract or parcel of land containing 0.5951 of an acre, more or less, described as Lot 13, Block 1, BLUE LAKE ESTATES SUBDIVISION, a subdivision situated in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9551, Page 81, Deed and Plat Records, Bexar County, Texas.*

**TRACT IV:**

*A tract or parcel of land containing 0.5935 of an acre, more or less, described as Lot 14, Block 1, BLUE LAKE ESTATES SUBDIVISION, a subdivision situated in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9551, Page 81, Deed and Plat Records, Bexar County, Texas.*

**TRACT V:**

*A tract or parcel of land containing 0.5947 of an acre, more or less, described as Lot 19, Block 1, BLUE LAKE ESTATES SUBDIVISION, a subdivision situated in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9551, Page 81, Deed and Plat Records, Bexar County, Texas.*

**TRACT VI:**

*A tract or parcel of land containing 0.5945 of an acre, more or less, described as Lot 24, Block 1, BLUE LAKE ESTATES SUBDIVISION, a subdivision situated in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9551, Page 81, Deed and Plat Records, Bexar County, Texas.*

**TRACT VII:**

*A tract or parcel of land containing 0.5945 of an acre, more or less, described as Lot 25, Block 1, BLUE LAKE ESTATES SUBDIVISION, a subdivision situated in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9551, Page 81, Deed and Plat Records, Bexar County, Texas.*

**TRACT VIII:**

*A tract or parcel of land containing 0.5945 of an acre, more or less, described as Lot 27, Block 1, BLUE LAKE ESTATES SUBDIVISION, a subdivision situated in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9551, Page 81, Deed and Plat Records, Bexar County, Texas.*

**TRACT IX:**

*A tract or parcel of land containing 0.5945 of an acre, more or less, described as Lot 36, Block 1, BLUE LAKE ESTATES SUBDIVISION, a subdivision situated in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9551, Page 81, Deed and Plat Records, Bexar County, Texas.*

**TRACT X:**

*A tract or parcel of land containing 0.5945 of an acre, more or less, described as Lot 40, Block 1, BLUE LAKE ESTATES SUBDIVISION, a subdivision situated in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9551, Page 81, Deed and Plat Records, Bexar County, Texas.*

**TRACT XI:**

*A tract or parcel of land containing 0.5945 of an acre, more or less, described as Lot 41, Block 1, BLUE LAKE ESTATES SUBDIVISION, a subdivision situated in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9551, Page 81, Deed and Plat Records, Bexar County, Texas.*

**TRACT XII:**

*A tract or parcel of land containing 0.5945 of an acre, more or less, described as Lot 43, Block 1, BLUE LAKE ESTATES SUBDIVISION, a subdivision situated in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9551, Page 81, Deed and Plat Records, Bexar County, Texas.*

**TRACT XIII:**

*A tract or parcel of land containing 0.5945 of an acre, more or less, described as Lot 45, Block 1, BLUE LAKE ESTATES SUBDIVISION, a subdivision situated in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9551, Page 81, Deed and Plat Records, Bexar County, Texas.*

**TRACT XIV:**

*A tract or parcel of land containing 0.7420 of an acre, more or less, described as Lot 50, Block 1, BLUE LAKE ESTATES SUBDIVISION, a subdivision situated in Bexar County, Texas,*



*according to the map or plat thereof, recorded in Volume 9551, Page 81, Deed and Plat Records, Bexar County, Texas.*

**TRACT XV:**

*A tract or parcel of land containing 0.6765 of an acre, more or less, described as Lot 55, Block 1, BLUE LAKE ESTATES SUBDIVISION, a subdivision situated in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9551, Page 81, Deed and Plat Records, Bexar County, Texas.*

**TRACT XVI:**

*A tract or parcel of land containing 0.6012 of an acre, more or less, described as Lot 7, Block 2, BLUE LAKE ESTATES SUBDIVISION, a subdivision situated in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9551, Page 81, Deed and Plat Records, Bexar County, Texas.*

**TRACT XVII:**

*A tract or parcel of land containing 0.5940 of an acre, more or less, described as Lot 9, Block 2, BLUE LAKE ESTATES SUBDIVISION, a subdivision situated in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9551, Page 81, Deed and Plat Records, Bexar County, Texas.*

**TRACT XVIII:**

*A tract or parcel of land containing 0.5940 of an acre, more or less, described as Lot 10, Block 2, BLUE LAKE ESTATES SUBDIVISION, a subdivision situated in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9551, Page 81, Deed and Plat Records, Bexar County, Texas.*

**TRACT XIV:**

*A tract or parcel of land containing 0.6756 of an acre, more or less, described as Lot 12, Block 2, BLUE LAKE ESTATES SUBDIVISION, a subdivision situated in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9551, Page 81, Deed and Plat Records, Bexar County, Texas.*

**TRACT XV:**

*This is a PRELIMINARY LEGAL DESCRIPTION only and should not be used for conveyancing purposes or the issuance of any title insurance policy.*

*A tract or parcel of land containing 72.18 acres, more or less, being out of a 510.4191 acre tract out of the Jose De La Garza Survey No. 4, Abstract 4, Bexar County, Texas, together with non-exclusive, common easement rights over and across road (if any).*

**TRACT XVI:**

*A tract or parcel of land containing 5.00 acres, more or less, also described as Tract "2", being out of the Jose De La Garza Survey No. 4, Abstract 4, being a part of that 520.4191 acre tract described in Warranty Deed recorded in Volume 6612, Page 1264, Real Property Records,*

*Bexar County, Texas, and being more particularly described by metes and bounds in Exhibit A attached hereof and made a part hereto.*

**TRACT XVII:**

*A tract or parcel of land containing 5.00 acres, more or less, also described as Tract "5", being out of the Jose De La Garza Survey No. 4, Abstract 4, being a part of that 520.4191 acre tract described in Warranty Deed recorded in Volume 6612, Page 1264, Real Property Records, Bexar County, Texas, and being more particularly described by metes and bounds in Exhibit A attached hereof and made a part hereto.*

**TRACT XVIII:**

*A tract or parcel of land containing 3.384 acres, more or less, also described as Tract "6", being out of the Jose De La Garza Survey No. 4, Abstract 4, being a part of that 520.4191 acre tract described in Warranty Deed recorded in Volume 6612, Page 1264, Real Property Records, Bexar County, Texas, and being more particularly described by metes and bounds in Exhibit A attached hereof and made a part hereto.*

**TRACT XIX:**

*A tract or parcel of land containing 3.384 acres, more or less, also described as Tract "8", being out of the Jose De La Garza Survey No. 4, Abstract 4, being a part of that 520.4191 acre tract described in Warranty Deed recorded in Volume 6612, Page 1264, Real Property Records, Bexar County, Texas, and being more particularly described by metes and bounds in Exhibit A attached hereof and made a part hereto.*

**TRACT XX:**

*A tract or parcel of land containing 3.384 acres, more or less, also described as Tract "9", being out of the Jose De La Garza Survey No. 4, Abstract 4, being a part of that 520.4191 acre tract described in Warranty Deed recorded in Volume 6612, Page 1264, Real Property Records, Bexar County, Texas, and being more particularly described by metes and bounds in Exhibit A attached hereof and made a part hereto.*

**TRACT XXI:**

*A tract or parcel of land containing 2.50 acres, more or less, also described as Tract "13", being out of the Jose De La Garza Survey No. 4, Abstract 4, being a part of that 520.4191 acre tract described in Warranty Deed recorded in Volume 6612, Page 1264, Real Property Records, Bexar County, Texas, and being more particularly described by metes and bounds in Exhibit A attached hereof and made a part hereto.*

**TRACT XXII:**

*A tract or parcel of land containing 2.50 acres, more or less, also described as Tract "14", being out of the Jose De La Garza Survey No. 4, Abstract 4, being a part of that 520.4191 acre tract described in Warranty Deed recorded in Volume 6612, Page 1264, Real Property Records, Bexar County, Texas, and being more particularly described by metes and bounds in Exhibit A attached hereof and made a part hereto.*

**TRACT XXIII:**

*A tract or parcel of land containing 42.034 acres, more or less, also described as Tract "7", being out of the Jose De La Garza Survey No. 4, Abstract 4, being a part of that 520.4191 acre tract described in Warranty Deed recorded in Volume 6612, Page 1264, Real Property Records, Bexar County, Texas, and being more particularly described by metes and bounds in Exhibit A attached hereof and made a part hereto.*

**TRACT XXIV:**

*A tract or parcel of land containing 15.00 acres, more or less, being out of the Jose De La Garza Survey No. 4, Abstract 4, being a part of that 520.4191 acre tract described in Warranty Deed recorded in Volume 6612, Page 1264, Real Property Records, Bexar County, Texas, and being more particularly described by metes and bounds in Exhibit A attached hereof and made a part hereto.*

**TRACT XXV:**

*A tract or parcel of land containing 14.00 acres, more or less, being out of the Jose De La Garza Survey No. 4, Abstract 4, being a part of that 520.4191 acre tract described in Warranty Deed recorded in Volume 6612, Page 1264, Real Property Records, Bexar County, Texas, and being more particularly described by metes and bounds in Exhibit A attached hereof and made a part hereto.*

**TRACT XXVI:**

*A tract or parcel of land containing 19.7551 acres, more or less, being out of the Jose De La Garza Survey No. 4, Abstract 4, being a part of that 520.4191 acre tract described in Warranty Deed recorded in Volume 6612, Page 1264, Real Property Records, Bexar County, Texas, and being more particularly described by metes and bounds in Exhibit A attached hereof and made a part hereto.*

**TRACT XXVII:**

*A tract or parcel of land containing 17.9447 acres, more or less, being out of the Jose De La Garza Survey No. 4, Abstract 4, being a part of that 520.4191 acre tract described in Warranty Deed recorded in Volume 6612, Page 1264, Real Property Records, Bexar County, Texas, and being more particularly described by metes and bounds in Exhibit A attached hereof and made a part hereto.*

**TRACT XXVIII:**

*A tract or parcel of land containing 10.007 acres, more or less, known as "Ut 8, Tr 11, and being out of the Jose De La Garza Survey No. 4, Abstract 4, being a part of that 520.4191 acre tract described in Warranty Deed recorded in Volume 6612, Page 1264, Real Property Records, Bexar County, Texas.*

**EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

1. Restrictive Covenants recorded in Volume 9551, Page 81, Deed and Plat Records; Volume 6694, Page 1757; Volume 11833, Page 2209; Volume 10155, Page 1395; Volume 9577, Page 1807; Volume 9532, Page 1771; Volume 10588, Page 531; Volume

- 9628, Page 2217; Volume 10931, Page 2144; Volume 10848, Page 1773; Volume 11593, Page 1765; Volume 11173, Page 736; Volume 11173, Page 731; Volume 9460, Page 2428; Volume 9470, Page 754; and Volume 11518, Page 592; Real Property Records, Bexar County, Texas.
2. Any and all easements, building lines and conditions, covenants and restrictions as set forth in plat recorded in Volume 9551, Page 81, Deed and Plat Records, Bexar County, Texas.
  3. Setback lines as set forth in instrument recorded in Volume 11833, Page 2209, Real Property Records, Bexar County, Texas.
  4. Easement: Recorded: Volume 6963, Page 599, Deed Records, Bexar County, Texas. To: City of San Antonio
  5. Easement: Recorded: Volume 6093, Page 857, Deed Records, Bexar County, Texas. To: City of San Antonio
  6. Easement: Recorded: Volume 9517, Page 1031, Deed Records, Bexar County, Texas. To: San Antonio Water System Board of Trustees
  7. Easement: Recorded: Volume 10155, Page 1395, Real Property Records, Bexar County, Texas. Location: 15' wide along each property lot line (Ut 1, Tr 7, Blk 1; 0.6401 acres)
  8. Easement: Recorded: recited in unrecorded Contract for Deed, dated 07/23/2001, from W.R. Coffey, Trustee to Micheala Garza and Jose A. Garza, Bexar County, Texas. Location: 15' wide along each property lot line (Ut 1, Tr 11, Blk 1; 0.5951 acres)
  9. Easement: Recorded: recited in unrecorded Contract for Deed, dated 07/30/2001, from W.R. Coffey, Trustee to Andrea L. Gallagher, Bexar County, Texas. Location: 15' wide along each property lot line (Ut 1, Tr 13, Blk 1; 0.5951 acres)
  10. Easement: Recorded: recited in unrecorded Contract for Deed, dated 07/30/2001, from W.R. Coffey, Trustee to Andrea L. Gallagher, Bexar County, Texas. Location: 15' wide along each property lot line (Ut 1, Tr 14, Blk 1; 0.5935 acres)
  11. Easement: Recorded: recited in unrecorded Contract for Deed, dated 09/15/2001, from W.R. Coffey, Trustee to Luigi Lopez, Bexar County, Texas. Location: 15' wide along each property lot line (Ut 1, Tr 19, Blk 1; 0.5941 acres)
  12. Easement: Recorded: recited in unrecorded Contract for Deed, dated 01/25/2002, from W.R. Coffey, Trustee to Gabriel N. Hernandez and Alberta C. Hernandez, Bexar County, Texas. Location: 15' wide along each property lot line (Ut 1, Tr 24, Blk 1; 0.5945 acres)
  13. Easement: Recorded: recited in unrecorded Contract for Deed, dated 08/22/2001, from W.R. Coffey, Trustee to Sandra Ann Ruelas, Bexar County, Texas. Location: 15' wide along each property lot line (Ut 1, Tr 25, Blk 1; 0.5945 acres)
  14. Easement: Recorded: Volume 9577, Page 1807, Real Property Records, Bexar County, Texas. Location: 15' wide along each property lot line (Ut 1, Tr 27, Blk 1; 0.5945 acres)
  15. Easement: Recorded: Volume 9532, Page 1771, Real Property Records, Bexar County, Texas. Location: 15' wide along each property lot line (Ut 1, Tr 36, Blk 1; 0.5945 acres)
  16. Easement: Recorded: Volume 10588, Page 531, Real Property Records, Bexar County, Texas. Location: 15' wide along each property lot line (Ut 1, Tr 40, Blk 1; 0.5945 acres)
  17. Easement: Recorded: recited in unrecorded Contract for Deed, dated 10/18/2001, from W.R. Coffey, Trustee to Antonio & Isabel Hernandez, Bexar County, Texas. Location: 15' wide along each property lot line (Ut 1, Tr 41, Blk 1; 0.5945 acres)
  18. Easement: Recorded: Volume 9628, Page 2217, Real Property Records, Bexar County, Texas. Location: 15' wide along each property lot line (Ut 1, Tr 43, Blk 1; 0.5945 acres)

19. Easement: Recorded: Volume 10931, Page 2144, Real Property Records, Bexar County, Texas. Location: 15' wide along each property lot line (Ut 1, Tr 45, Blk 1; 0.5945 acres)
20. Easement: Recorded: Volume 10848, Page 1773, Real Property Records, Bexar County, Texas. Location: 15' wide along each property lot line (Ut 1, Tr 50, Blk 1; 0.7420 acres)
21. Easement: Recorded: Volume 11593, Page 1765, Real Property Records, Bexar County, Texas. Location: 15' wide along each property lot line (Ut 1, Tr 55, Blk 1; 0.6765 acres)
22. Easement: Recorded: recited in unrecorded Contract for Deed, dated 08/14/2001, from W.R. Coffey, Trustee to Jeanette Ramos, Bexar County, Texas. Location: 15' wide along each property lot line (Ut 1, Tr 7, Blk 2; 0.6012 acres)
23. Easement: Recorded: Volume 11173, Page 736, Real Property Records, Bexar County, Texas. Location: 15' wide along each property lot line (Ut 1, Tr 9, Blk 2; 0.5940 acres)
24. Easement: Recorded: Volume 11173, Page 731, Real Property Records, Bexar County, Texas. Location: 15' wide along each property lot line (Ut 1, Tr 10, Blk 2; 0.5947 acres)
25. Easement: Recorded: recited in unrecorded Contract for Deed, dated 08/14/2001, from W.R. Coffey, Trustee to Alamo Homes, Bexar County, Texas. Location: 15' wide along each property lot line (Ut 1, Tr 12, Blk 2; 0.6756 acres)
26. Easement: Recorded: Volume 9460, Page 2428, Real Property Records, Bexar County, Texas. Location: 15' wide along each property lot line (Ut 5, Tr 1, 72.1810 acres)
27. Easement: Recorded: Volume 11431, Page 2155, Real Property Records, Bexar County, Texas. Location: 15' wide along each property lot line (Ut 5, Tr 2, 5.00 acres)
28. Easement: Recorded: Volume 9810, Page 1667, Real Property Records, Bexar County, Texas. Location: 15' wide along each property lot line (Ut 5, Tr 6; 3.3840 acres)
29. Easement: Recorded: Volume 9470, Page 754, Real Property Records, Bexar County, Texas. Location: 15' wide along each property lot line (Ut 5, Tr 14; 2.500 acres)
30. Easement: Recorded: Volume 11518, Page 592, Real Property Records, Bexar County, Texas. Location: 15' wide along each property lot line (Ut 7)
31. Easement: Recorded: recited in unrecorded Contract for Deed, dated 07/04/2001, from W.R. Coffey, Trustee to Jesus V. Ortiz and Rosa E. Ortiz, Bexar County, Texas. Location: 15' wide along each property lot line (Ut 8, Tr 8; 17.9450 acres)
32. Terms, Conditions, and Stipulations in the Agreement: Recorded: Volume 4847, Page 281, Deed Records, Records, Bexar County, Texas. Type: road, electric and gas easement. (as to all tracts)
33. Terms, Conditions, and Stipulations in the Agreement: Recorded: Volume 3215, Page 2000, Real Property Records, Bexar County, Texas. Type: Declaration for Electrical Service (as to all tracts)
34. Terms and condition set forth in Mineral Deeds: Recorded: Volume 10919, Page, 889, Real Property Records, Bexar County, Texas. (as to all tracts)
35. Mineral and/or royalty interest: Recorded: Volume 4419, Page 264, Deed Records, Bexar County, Texas. (as to all tracts)
36. Mineral and/or royalty interest: Recorded: Volume 1459, Page 635, Deed Records, Bexar County, Texas. (as to all tracts)
37. Mineral and/or royalty interest: Recorded: Volume 1811, Page 225, Deed Records, Bexar County, Texas.. (as to all tracts)
38. Mineral and/or royalty interest: Recorded: Volume 4357, Page 194, Deed Records, Bexar County, Texas. (as to all tracts)

39. Mineral and/or royalty interest: Recorded: Volume 11486, Page 1992, Real Property Records, Bexar County, Texas. (Ut 1, Tr 40, Blk 1; 0.5945 acres)
40. Terms, Conditions, and Stipulations in Oil, Gas and Mineral Lease: Recorded: Volume 4732, Page 573, Real Property Records, Bexar County, Texas. (as to all tracts)
41. Terms, Conditions, and Stipulations in Oil, Gas and Mineral Lease: Recorded: Volume 3262, Page 1055, Real Property Records, Bexar County, Texas. (as to all tracts)
42. Terms, Conditions, and Stipulations in Oil, Gas and Mineral Lease: Recorded: Volume 3561, Page 455, Deed Records, Bexar County, Texas. (as to all tracts)
43. Terms, Conditions, and Stipulations in Oil, Gas and Mineral Lease: Recorded: Volume 3531, Page 547, Deed Records, Bexar County, Texas. (as to all tracts)
44. Terms, Conditions, and Stipulations in Oil, Gas and Mineral Lease: Recorded: Volume 3538, Page 86, Deed Records, Bexar County, Texas. (as to all tracts)
45. Terms, Conditions, and Stipulations in grazing and hunting lease agreement, as recited in Warranty Deed recorded in Volume 6612, Page 1264, Real Property Records, Bexar County, Texas. (as to all tracts)
46. Terms, conditions and stipulations of the Contract of Sale and Purchase: Recorded: Volume 10155, Page 1395, Real Property Records, Bexar County, Texas. Grantor: Blue Lake Land Company, a Joint Venture; Grantee: James Washington and Beverly Washington; Amount: \$17,500.00 Dated: 10/01/01 (as to Ut 1, Tr 7, Blk 1, 0.6401 acres)
47. Terms, conditions and stipulations of the Unrecorded Contract of Sale and Purchase:
48. Grantor: W.R. Coffey, Trustee; Grantee: Micaela Garza and Jose A. Garza; Amount: \$19,333.97; Dated: 7/23/2001 ( as to Ut 1, Tr 11, Blk 1, 0.5951 acres)
49. Terms, conditions and stipulations of the Unrecorded Contract of Sale and Purchase: Grantor: W.R. Coffey, Trustee; Grantee: Andrea L. Gallagher; Amount: \$28,675.61; Dated: 7/30/2001 ( as to Ut 1, Tr 13, Blk 1, 0.5951 acres)
50. Terms, conditions and stipulations of the Unrecorded Contract of Sale and Purchase: Grantor: W.R. Coffey, Trustee; Grantee: Andrea L. Gallagher; Amount: \$28,675.61; Dated: 7/30/2001 ( as to Ut 1, Tr 14, Blk 1, 0.5935 acres)
51. Terms, conditions and stipulations of the Unrecorded Contract of Sale and Purchase:
52. Grantor: W.R. Coffey, Trustee; Grantee: Luigi Lopez; Amount: \$43,259.88; Dated: 9/25/2001 ( as to Ut 1, Tr 19, Blk 1, 0.5947 acres)
53. Terms, conditions and stipulations of the Unrecorded Contract of Sale and Purchase: Grantor: W.R. Coffey, Trustee; Grantee: Gabriel N. Hernandez; Amount: \$45,866.40; Dated: 0 1/25/2002 ( as to Ut 1, Tr 24, Blk 1, 0.5945 acres)
54. Terms, conditions and stipulations of the Unrecorded Contract of Sale and Purchase: Grantor: W.R. Coffey, Trustee; Grantee: Sandra Ann Ruelas; Amount: \$28,426.72; Dated: 08/22/2001( as to Ut 1, Tr 25, Blk 1, 0.5945 acres)
55. Terms, conditions and stipulations of the Contract of Sale and Purchase: Recorded: Volume 9577, Page 1807, Real Property Records, Bexar County, Texas. Grantor: Blue Lake Land Company, a Joint Venture; Grantee: Jaime Carlos Herrera; Amount: \$11,500.00; Dated: 09/02/2002 ( as to Ut 1, Tr 27, Blk 1, 0.5945 acres)
56. Terms, conditions and stipulations of the Contract of Sale and Purchase: Recorded: Volume 9532, Page 1771, Real Property Records, Bexar County, Texas; Grantor: Blue Lake Land Company, a Joint Venture; Grantee: Delfino Vasquez Velasquez; Amount: \$18,000.00; Dated: 0 1/10/2002 ( as to Ut 1, Tr 36, Blk 1, 0.5945 acres)

57. Terms, conditions and stipulations of the Contract of Sale and Purchase: Recorded:  
Volume 10588, Page 531, Real Property Records, Bexar County, Texas. Grantor: Blue Lake Land Company, a Joint Venture; Grantee: Eddie Del Willis and Mary Elizabeth Willis; Amount: \$23,900.00; Dated: 12/24/2003 ( as to Ut 1, Tr 40, Blk 1, 0.5945 acres)
58. Terms, conditions and stipulations of the Unrecorded Contract of Sale and Purchase:  
Grantor: W.R. Coffey, Trustee; Grantee: Antonio Hernandez and Isabel Hernandez; Amount: \$28,476.72; Dated: 10/18/2001( as to Ut 1, Tr 41, Blk 1, 0.5945 acres)
59. Terms, conditions and stipulations of the Contract of Sale and Purchase: Recorded:  
Volume 9628, Page 2217, Real Property Records, Bexar County, Texas. Grantor: Blue Lake Land Company, a Joint Venture, W.R. Coffey, Trustee; Grantee: Delfino Vasquez Velasquez; Amount: \$10,000.00; Dated: 09/20/2002 (as to Ut 1, Tr 43, Blk 1, 0.5945 acres)
60. Terms, conditions and stipulations of the Contract of Sale and Purchase: Recorded:  
Volume 10931, Page 2144, Real Property Records, Bexar County, Texas. Grantor: Blue Lake Land Company, a Joint Venture, W.R. Coffey, Trustee; Grantee: Fernando Rico and Mary P. Rico; Amount: \$15,400.00; Dated: 06/30/2004 ( as to Ut 1, Tr 45, Blk 1, 0.5945 acres)
61. Terms, conditions and stipulations of the Contract of Sale and Purchase: Recorded:  
Volume 10848, Page 1773, Real Property Records, Bexar County, Texas. Grantor: Blue Lake Land Company, a Joint Venture, W.R. Coffey, Trustee; Grantee: Roberto L. Rodriguez; Amount: \$14,900.00; Dated: 05/18/2004 ( as to Ut 1, Tr 50, Blk 1, 0.7420 acres)
62. Terms, conditions and stipulations of the Contract of Sale and Purchase: Recorded:  
Volume 11593, Page 1765, Real Property Records, Bexar County, Texas. Grantor: Blue Lake Land Company, C & L Investment Co., Inc., Tim Coffey; Grantee: Sylvia S. Ricondo; Amount: \$10,900.00; Dated: 06/25/2005 ( as to Ut 1, Tr 55, Blk 1, 0.6567 acres)
63. Terms, conditions and stipulations of the Unrecorded Contract of Sale and Purchase:  
Grantor: W.R. Coffey, Trustee; Grantee: Janette Ramos; Amount: \$40,787.56; Dated: 08/14/2001( as to Ut 1, Tr 7, Blk 2, 0.6012 acres)
64. Terms, conditions and stipulations of the Contract of Sale and Purchase: Recorded:  
Volume 11173, Page 736, Real Property Records, Bexar County, Texas. Grantor: Blue Lake Land Company, a Joint Venture, W.R. Coffey, Trustee; Grantee: Francisco T. Chavez and Elva M. Chavez; Amount: \$23,500.00; Dated: 10/25/2004 ( as to Ut 1, Tr 9, Blk 2, 0.5940 acres)
65. Terms, conditions and stipulations of the Contract of Sale and Purchase: Recorded:  
Volume 11173, Page 736, Real Property Records, Bexar County, Texas. Grantor: Blue Lake Land Company, a Joint Venture, W.R. Coffey, Trustee; Grantee: Maria A. Quezada
66. Amount: \$15,000.00; Dated: 10/25/2004 ( as to Ut 1, Tr 10, Blk 2, 0.5947 acres)
67. Terms, conditions and stipulations of the Unrecorded Contract of Sale and Purchase:  
Grantor: W.R. Coffey, Trustee; Grantee: Alamo Homes; Amount: \$23,482.55; Dated: 07/12/2001 ( as to Ut 1, Tr 12, Blk 2, 0.6756 acres)
68. Terms, conditions and stipulations of the Contract of Sale and Purchase: Recorded:  
Volume 9460, Page 2428, Real Property Records, Bexar County, Texas. Grantor: Blue Lake Land Company, a Joint Venture, W.R. Coffey, Trustee; Grantee: Law & Order

- Record Retrieval / Deborah K. Wilson; Amount: \$191,000.59; Dated: 05/14/2002 (as to Ut 5, Tr 1, 72.1810 acres)
69. Terms, conditions and stipulations of the Unrecorded Contract of Sale and Purchase:  
Grantor: W.R. Coffey, Trustee; Grantee: Gregoria E. Martinez and Lucina Martinez;  
Amount:\$17,500.00; Dated: 04/21/1999 (as to Ut 5, Tr 2, 5.000 acres)
  70. Terms, conditions and stipulations of the Contract of Sale and Purchase: Recorded:  
Volume 11431, Page 2155, Real Property Records, Bexar County, Texas. Grantor: Blue Lake Land Company, C & L Investments Co., Inc., Tim Coffey; Grantee: Law & Order Record Retrieval; Amount: \$18,800.00; Dated: 04/20/2005 (as to Ut 5, Tr 5, 5.00 acres)
  71. Terms, conditions and stipulations of the Contract of Sale and Purchase: Recorded:  
Volume 9810, Page 167, Real Property Records, Bexar County, Texas. Grantor: Blue Lake Land Company, a Joint Venture, W.R. Coffey, Trustee; Grantee: Law & Order Record Retrieval / Deborah K. Wilson; Amount: \$13,410.00; Dated: 01/07/2003 (as to Ut 5, Tr 5, 3.3840 acres)
  72. Terms, conditions and stipulations of the Unrecorded Contract of Sale and Purchase:  
Grantor: W.R. Coffey, Trustee; Grantee: Miguel L. Martinez, Lucia C. Martinez
  73. Amount:\$13,536.00; Dated: 04/21/1999 (as to Ut 5, Tr 8, 3.8400 acres)
  74. Terms, conditions and stipulations of the Unrecorded Contract of Sale and Purchase:  
Grantor: W.R. Coffey, Trustee; Grantee: Evangelina V. Garcia; Amount: \$13,410.00  
Dated: 09/27/1999 (as to Ut 5, Tr 9, 3.3840 acres)
  75. Terms, conditions and stipulations of the Unrecorded Contract of Sale and Purchase:  
Grantor: W.R. Coffey, Trustee; Grantee: Luis G. Zubia and Jennifer Diaz; Amount: \$13,536.00; Dated: 04/21/1999 (as to Ut 5, Tr 13, 2.500 acres)
  76. Terms, conditions and stipulations of the Contract of Sale and Purchase: Recorded:  
Volume 9470, Page 754, Real Property Records, Bexar County, Texas. Grantor: Blue Lake Land Company, a Joint Venture, W.R. Coffey Trustee; Grantee: Armando C. Anchondo and Maria A. Anchondo; Amount: \$10,972.36; Dated: 06/12/2002 (as to Ut 5, Tr 14, 2.500 acres)
  77. Terms, conditions and stipulations of the Contract of Sale and Purchase: Recorded:  
Volume 11518, Page 592, Real Property Records, Bexar County, Texas. Grantor: Blue Lake Land Company, C & L Investment Co., Inc., Tim Coffey; Grantee: Law & Order Record Retrieval, Inc.; Amount: \$135,350.00; Dated: 06/08/2005 (as to Ut 7, 42.0340 acres)
  78. Terms, conditions and stipulations of the Unrecorded Contract of Sale and Purchase:  
Grantor: W.R. Coffey, Trustee; Grantee: Delia G. Stephenson and Bob Stephenson;  
Amount:\$39,106.62; Dated: 10/11/2000 (as to Ut 8, Tr 1, 15.00 acres)
  79. Terms, conditions and stipulations of the Unrecorded Contract of Sale and Purchase:  
Grantor: W.R. Coffey, Trustee; Grantee: Jay Vernon Stepp and Ava Stepp; Amount: \$34,377.94; Dated: 04/21/1999 (as to Ut 8, Tr 2, 14.000 acres)
  80. Terms, conditions and stipulations of the Unrecorded Contract of Sale and Purchase:  
Grantor: W.R. Coffey, Trustee; Grantee: Leland Mann De Leon; Amount: \$35,000.00;  
Dated: 09/30/2001 (as to Ut 8, Tr 6, 19.7550 acres)
  81. Terms, conditions and stipulations of the Unrecorded Contract of Sale and Purchase:  
Grantor: W.R. Coffey, Trustee; Grantee: Jesus V. Ortiz and Rosa E. Ortiz;  
Amount:\$84,054.09; Dated: 07/04/2001 (as to Ut 8, Tr 8, 17.9450 acres)



STATE OF TEXAS

COUNTY OF BEXAR

FIELD NOTES  
FOR  
3.348 ACRES  
(TRACT 9)

FIELD NOTES describing a 3.348 acre tract of land situated in Bexar county, Texas, out of the Jose de la Garza survey No. 4, Abstract 4, Comaty Block 4008 and being out of and part of a 520.4191 acre tract of land, conveyed December 7, 1995 to W.R. Coffey, Trustee, according to deed recorded in Volume 6612, Page 1264 of the Real Property Records of Bexar County, Texas and being that same 519.9660 acre tract of land as resurveyed by Raymundo Villarreal on April 17, 1996. Said 3.348 acre tract being more particularly described as follows:

**BEGINNING:** At a set 1/2" steel pin with a yellow cap marked "RPLS 5286" at the east right-of-way line of Shady Falls Road and the northwest corner of a proposed 3.384 acre tract (Tract 8), out of said 520.4191 acre tract and the southwest corner of this herein described tract, from which a found 1/2" steel pin at the southeast corner of Shady Falls Road and an interior corner of said 520.4191 acre tract, bears S 00° 16' 35" W, a distance of 1975.86 feet;

**THENCE:** N 00° 16' 35" E, a distance of 171.08 feet along the east right-of-way line of Shady Falls Road to a set 1/2" steel pin with a yellow cap mark "RPLS 5286" for the southwest corner of a proposed 3.384 acre tract (Tract 10), out of said 520.4191 acre tract and the northwest corner of this herein described tract;

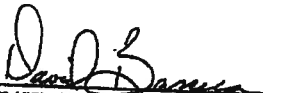
**THENCE:** S 89° 31' 39" E, a distance of 861.74 feet leaving the east right-of-way line of Shady Falls Road and along the south line of said proposed 5.00 acre tract (Tract 10), to a set 1/2" steel pin with a yellow cap marked "RPLS 5286" for the southeast corner of said proposed 5.00 acre tract and the northeast corner of this herein described tract;

**THENCE:** S 00° 16' 35" W, a distance of 171.08 feet along the west line of proposed 34.00 acre tract of land (Tract 1), out of said 520.4191 acre tract, to a set 1/2" steel pin with a yellow cap marked "RPLS 5286" for the southeast corner of this herein described tract;

EXHIBIT "A"

THENCE:

N 89° 31' 39" W, a distance of 861.74 feet along the north line of proposed 3.384 acre tract (Tract 8) and the south line of this herein described tract, to the POINT OF BEGINNING and containing 3.384 acres of land more or less. Plat of survey prepared this date.

  
DAVID BARRERA  
Registered Professional Land Surveyor No. 5286

8-31-99  
Date

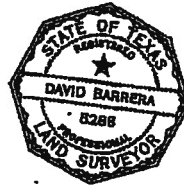
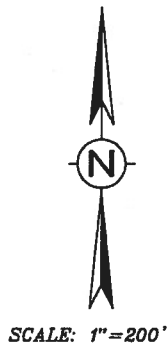


EXHIBIT "A"

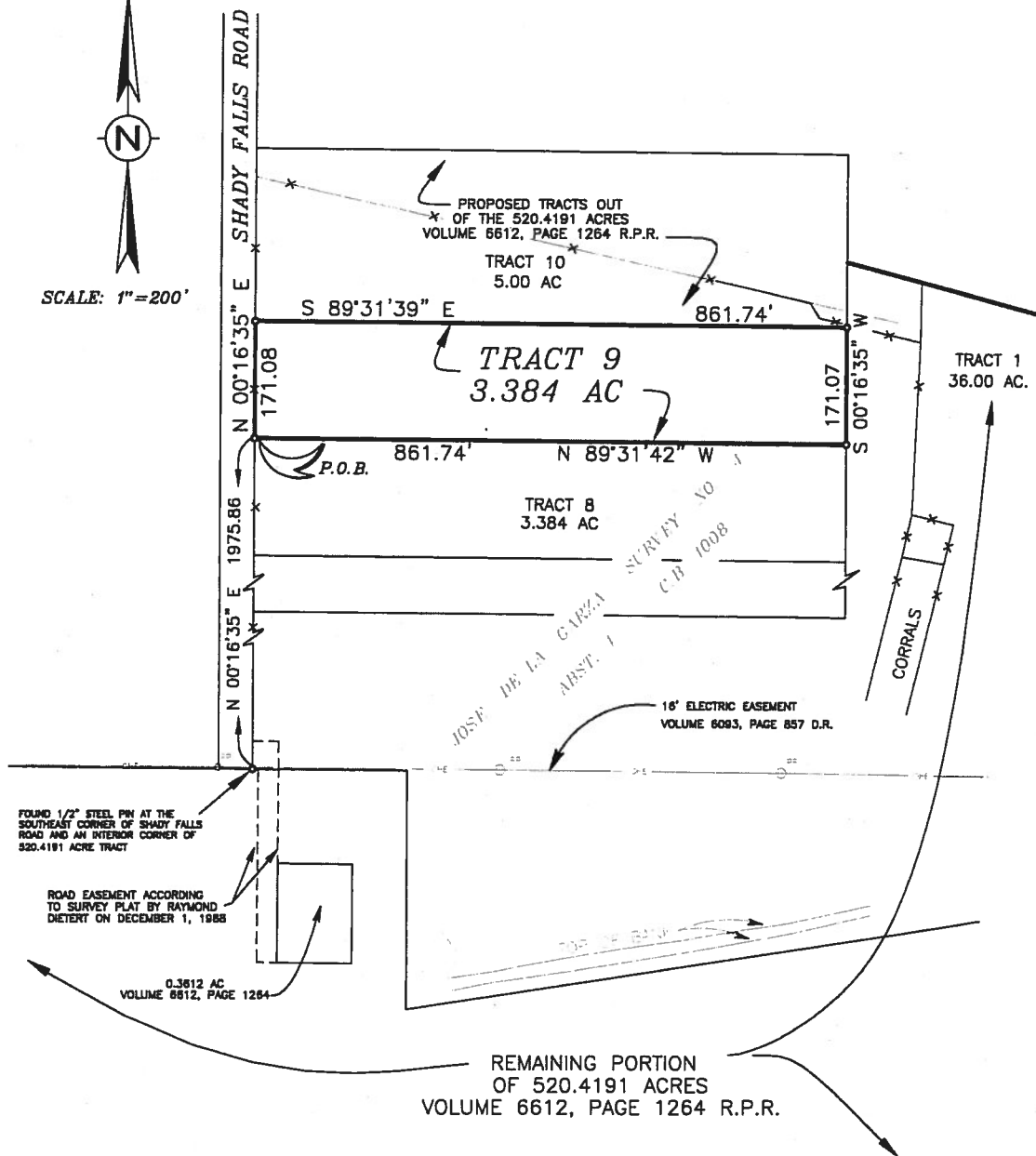
The State of Texas ,  
Contract For Deed  
County of Bexar

9-27-99

1. PARTIES: \_\_\_\_\_ W. R. COFFEY, TRUSTEE \_\_\_\_\_ (SELLER)  
AGREES TO SELL AND CONVEY TO EVANGELINA V.  
GARCIA (PURCHASER) AND PURCHASER AGREES TO BUY  
FROM SELLER THE FOLLOWING:
2. PROPERTY SITUATED IN BEXAR COUNTY, TEXAS, LEGALLY DESCRIBED AS:  
SECTION 1, BLOCK 1, LOT 9 BEING 3.384 ACRES OF LAND OUT OF  
520.4191 ACRES SITUATED IN THE JOSE DE LA GARZA SURVEY, ABSTRACT A-4,  
BEXAR COUNTY, TEXAS.  
FOR A TOTAL CONSIDERATION OF \$ 14,900.00  
ON THE FOLLOWING TERMS: \$ 1490.00 CASH, THE RECEIPT  
OF WHICH IS HEREBY ACKNOWLEDGED AND CONFESSED, AND THE BALANCE OF  
PURCHASE PRICE, I.E. \$ 13,410.00 ✓, PAYABLE IN 120 INSTALLMENTS  
OF \$ 192.43 EACH, PLUS MONTHLY ESCROW PAYMENTS IN THE AMOUNT OF  
\$ 15.00 EACH, FOR A TOTAL OF \$ 207.43 PER MONTH. PRINCIPAL AND  
INTEREST AT THE RATE OF 12 % (PERCENT) PER ANNUM, THE FIRST OF  
SAID INSTALLMENTS TO BE DUE AND PAYABLE ON THE 1 DAY OF  
Nov. 1999, ~~1998~~, AND A LIKE INSTALLMENT ON THE 1 DAY OF EACH  
MONTH THEREAFTER, UNTIL FULLY PAID IN LEON COUNTY, TEXAS. AS SAID  
INSTALLMENTS ARE MADE THEY SHALL BE APPLIED FIRST TO THE PAYMENT OF  
ALL INTEREST ACCRUED TO THE TIME OF SUCH PAYMENT, AND THE BALANCE,  
IF ANY, SHALL BE APPLIED TO THE PRINCIPAL OF SAID INDEBTEDNESS,  
PAST DUE PAYMENTS WILL BE ASSESSED A LATE CHARGE OF 5% (FIVE  
PERCENT) OF THE MONTHLY PAYMENT AFTER THE PAYMENT IS 15 (FIFTEEN)  
DAYS LATE.
3. SELLER AGREES, UPON PAYMENT TO HIM OF ALL THE PRINCIPAL OF THE  
TOTAL PURCHASE PRICE AS HEREINBEFORE SET FORTH, IN THE MANNER AND  
AT THE TIME ABOVE STATED, PROVIDED INTEREST HAS ALSO BEEN PAID AND  
THIS CONTRACT OTHERWISE CARRIED OUT BY PURCHASER, TO EXECUTE AND  
DELIVER, OR CAUSE TO BE EXECUTED AND DELIVERED TO PURCHASER A  
GENERAL WARRANTY DEED TO THE ABOVE DESCRIBED PROPERTY, PREMISES AND



SCALE: 1"=200'



## EXHIBIT A

### NOTES.

1. SET 1/2" STEEL PIN WITH A YELLOW CAP MARKED "RPLS 5286" AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. THIS TRACT IS SUBJECT TO THE TERMS AND PROVISIONS OF ELECTRIC SERVICE AGREEMENT WITH THE CITY OF SAN ANTONIO, RECORDED IN VOLUME 3215, PAGE 200 REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.
3. HELD N 00° 16' 35" E ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY FALLS ROAD FOR BEARING SOURCE, ACCORDING TO A 519.9660 ACRE TRACT OF LAND SURVEYED BY REYMUNDO VILLARREAL ON APRIL 17, 1997 AND BEING THAT SAME 520.4191 ACRE TRACT OF LAND ACCORDING TO DEED RECORDED IN VOLUME 6612, PAGE 1264 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

This is to certify that the above plat is true and correct according to an actual survey made on the ground under my supervision.

Dated 8-31-99

*David Barrera*

DAVID BARRERA  
Registered Professional Land Surveyor No. 5286



**SURVEY OF  
(TRACT 9)  
A 3.384 ACRE TRACT OF LAND  
BEXAR COUNTY, TEXAS.**

DATE : AUGUST 19, 1999

SHEET 1 OF 1

STATE OF TEXAS

COUNTY OF BEXAR

FIELD NOTES  
FOR  
3.348 ACRES  
(TRACT 9)

FIELD NOTES describing a 3.348 acre tract of land situated in Bexar county, Texas, out of the Jose de la Garza survey No. 4, Abstract 4, County Block 4008 and being out of and part of a 520.4191 acre tract of land, conveyed December 7, 1995 to W.R. Coffey, Trustee, according to deed recorded in Volume 6612, Page 1264 of the Real Property Records of Bexar County, Texas and being that same 519.9660 acre tract of land as resurveyed by Raymundo Villarreal on April 17, 1996. Said 3.348 acre tract being more particularly described as follows:

- BEGINNING: At a set 1/2" steel pin with a yellow cap marked "RPLS 5286" at the east right-of-way line of Shady Falls Road and the northwest corner of a proposed 3.384 acre tract (Tract 8), out of said 520.4191 acre tract and the southwest corner of this herein described tract, from which a found 1/2" steel pin at the southeast corner of Shady Falls Road and an interior corner of said 520.4191 acre tract, bears S 00° 16' 35" W, a distance of 1975.86 feet;
- THENCE: N 00° 16' 35" E, a distance of 171.08 feet along the east right-of-way line of Shady falls Road to a set 1/2" steel pin with a yellow cap mark "RPLS 5286" for the southwest corner of a proposed 3.384 acre tract (Tract 10), out of said 520.4191 acre tract and the northwest corner of this herein described tract;
- THENCE: S 89° 31' 39" E, a distance of 861.74 feet leaving the east right-of-way line of Shady Falls Road and along the south line of said proposed 5.00 acre tract (Tract 10), to a set 1/2" steel pin with a yellow cap marked " RPLS 5286" for the southeast corner of said proposed 5.00 acre tract and the northeast corner of this herein described tract;
- THENCE: S 00° 16' 35" W, a distance of 171.08 feet along the west line of proposed 36.00 acre tract of land (Tract 1), out of said 520.4191 acre tract, to a set 1/2" steel pin with a yellow cap marked " RPLS 5286" for the southeast corner of this herein described tract;

EXHIBIT A

THENCE: N 89° 31' 39" W, a distance of 861.74 feet along the north line of proposed 3.384 acre tract (Tract 8) and the south line of this herein described tract, to the POINT OF BEGINNING and containing 3.384 acres of land more or less. Plat of survey prepared this date.



DAVID BARRERA  
Registered Professional Land Surveyor No. 5286

8-31-99  
Date



EXHIBIT A

# East Central Special Utility District

P.O. Box 570

Adkins, Texas 78101-0570

Phone 210-649-2383 Fax 210-649-1462

June 29, 2020

Ref: 12620 Stuart Rd.

To Whom It May Concern:

East Central Special Utility District is a State approved water distribution system. Our THD number is 0150138. We have a C.C.N. #10655, under the Texas Commission on Environmental Quality and the Texas Public Utility Commission.

Presently we purchase water from San Antonio Water System and Canyon Regional Water Authority.

The tract is in our service area. Presently we provide service to this tract with a standard water service.

If you have any questions please call.

Thank you,

Sincerely,



Albert A. Strzelczyk, Jr.  
General Manager  
East Central Special Utility District