

AN ORDINANCE 2015-01-15-0043

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

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

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

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

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of approximately 12,500 acres known as Government Canyon and located in an area generally South of State Highway 16 North; West of Highway FM 1560; North of Highway 471 West; and East of or adjoining State Highway 211 comprised of: a 10,283 acre tract, more or less, described in City of San Antonio Ordinance 96548 passed and approved October 10, 2002; and a 345.11 acre tract out of the S.E. Thomason Survey No. 403, Abstract No. 1189 (Bexar County), Abstract No. 1476 (Medina County) and out of the R. Hernandez Survey No. 401½, Abstract 331 (Bexar County), Abstract No. 1945 (Medina County); and a 50.000 acre tract out of CB 4454 P-6A (25.412 acres) and CB 4462 P-1K (24.588 acres) recorded in Vol. 9691, Page 2358 of the Real Property Records of Bexar County, Texas; and a 710.168 acre tract out of CB 4489 P-1B (78.27 acres), CB 4490 P-1A (118.666 acres), CB 4493 P-1 (282.286 acres), CB 4494 P-2A (199.625 acres) P-100 (.689 acres), and CB 4505 P-1 (30.753 acres) recorded in Vol. 9068, Page 226 of the Real Property Records of Bexar County, Texas; and a 90.704 acre tract described in a Special Warranty Deed recorded in Volume 485, Page 689-696 of the Real Property Records of Medina County, Texas and Volume 9967, Page 1216-1223 of the Real Property Records of Bexar County, Texas; and a 172.89 acre tract, more or less being comprised of a 55.447 acre tract described in a Special Warranty Deed and Perpetual Easement recorded in Volume 577, Pages 150-164 of the Real Property Records of Medina County, Texas and Volume 11348, Page 1359 -1366 of the Real Property Records of Bexar County, Texas; a 110.448 acre tract described in a Special Warranty Deed recorded in Volume 642, Pages 310-316 of the Real Property Records of Medina County, Texas; a 0.56-acre tract, more or less, recorded in Volume 4071, Page 1990 of the Official Public Records of Real Property of Bexar County, Texas; and a 6.439 acre tract as recorded in Volume 423, Page 679 of the Official Public Records of Medina County, Texas; and a 421.00 acre tract, more or less, being comprised of a 400.168-acre tract and a 20.834 acre-tract described in a Special Warranty Deed recorded in Volume 11207, Page 2032-2046 of the Official Public Records of Real Property of Bexar County, Texas; and a 461.230 acre tract conveyed in Special Warranty Deed recorded in Volume 16035, Pages 1035-1048 of the Official Public Records of Real Property of Bexar County, Texas

from "HE DR ERZD" Historic Exceptional Development Reserve Edwards Recharge Zone District, "DR ERZD" Development Reserve Edwards Recharge Zone District and unzoned newly annexed territory to "HE RP ERZD CD" Historic Exceptional Resource Protection Edwards Recharge Zone District with a Conditional Use for a Park-Public and "RP ERZD CD" Resource Protection Edwards Recharge Zone District with a Conditional Use for a Park-Public. All Historic Exceptional district overlays remain unchanged.

SECTION 2. The property is further described in **Attachments "A", "B" and "C"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. The City Council finds as follows:

- A.** The conditional use will not be contrary to the public interest.
- B.** The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C.** The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D.** The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.

SECTION 4. The owner or owner's agent shall inform any person leasing this tract or any portion of this tract that storage of chemicals and/or hazardous materials is not permitted. Provisions prohibiting the storage of chemicals and/or hazardous materials shall be included in the lease agreement. The owner or owner's agent shall provide a copy of the lease provisions regarding the storage of chemicals and/or hazardous materials to the Aquifer Protection and Evaluation Section of the San Antonio Water System for approval. The Aquifer Protection and Evaluation Section of the San Antonio Water System may randomly inspect, without notice, any or all facilities on the site to ensure compliance with this ordinance.

SECTION 5. All water pollution abatement structures or features approved by the Texas Commission on Environmental Quality shall be properly maintained and kept free of trash and debris. A water quality maintenance plan and schedule agreement signed by the property owner must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. A water quality maintenance plan signed by the new owner must be submitted to the Resource Protection Division of SAWS.

SECTION 6. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, the Texas Department of Agriculture, or the U.S. Department of Agriculture shall be used.

SECTION 7. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 8. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 9. If a court of competent jurisdiction enters a final judgment on the merits that is no longer subject to appeal and substantially limits or impairs the essential elements of sections one through five of this ordinance, then sections one through five are invalid and have no legal effect as of the date of entry of such judgment notwithstanding any other ordinance or provision of the City Code of San Antonio.

SECTION 10. This ordinance shall become effective January 25, 2015.

PASSED AND APPROVED this 15th day of January, 2015.



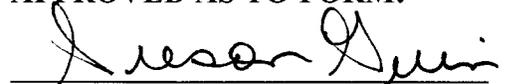
M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Martha G. Sepeda, Acting City Attorney

Agenda Item:	Z-22 (in consent vote: 17, 18, 20, P-2, Z-2, Z-3, Z-4, Z-5, Z-6, Z-7, Z-8, Z-9, Z-10, Z-11, Z-14, Z-15, Z-16, Z-20, Z-21, Z-22, Z-23, P-5, Z-25, Z-26, Z-27, Z-31, Z-33, Z-34)						
Date:	01/15/2015						
Time:	02:08:52 PM						
Vote Type:	Motion to Approve						
Description:	<p>ZONING CASE # Z2015033 CD ERZD (District 6): An Ordinance amending the Zoning District Boundary from "HE DR ERZD" Historic Exceptional Development Reserve Edwards Recharge Zone District, "DR ERZD" Development Reserve Edwards Recharge Zone District and unzoned newly annexed territory to "HE RP ERZD CD" Historic Exceptional Resource Protection Edwards Recharge Zone District with a Conditional Use for a Park-Public and "RP ERZD CD" Resource Protection Edwards Recharge Zone District with a Conditional Use for a Park-Public on Approximately 12,500 acres known as Government Canyon and located in an area generally South of State Highway 16 North; West of Highway Fm 1560; North of Highway 471 West; and East of or adjoining State Highway 211 comprised of: a 10,283 acre tract, more or less, described in City of San Antonio Ordinance 96548 passed and approved October 10, 2002; and a 345.11 acre tract out of the S.E. Thomason Survey No. 403, Abstract No. 1189 (Bexar County), Abstract No. 1476 (Medina County) and out of the R. Hernandez Survey No. 401½, Abstract 331 (Bexar County), Abstract No. 1945 (Medina County); and a 50.000 acre tract out of CB 4454 P-6A (25.412 acres) and CB 4462 P-1K (24.588 acres) recorded in Vol. 9691, Page 2358 of the Real Property Records of Bexar County, Texas; and a 710.168 acre tract out of CB 4489 P-1B (78.27 acres), CB 4490 P-1A (118.666 acres), CB 4493 P-1 (282.286 acres), CB 4494 P-2A (199.625 acres) P-100 (.689 acres), and CB 4505 P-1 (30.753 acres) recorded in Vol. 9068, Page 226 of the Real Property Records of Bexar County, Texas; and a 90.704 acre tract described in a Special Warranty Deed recorded in Volume 485, Page 689-696 of the Real Property Records of Medina County, Texas and Volume 9967, Page 1216-1223 of the Real Property Records of Bexar County, Texas; and a 172.89 acre tract, more or less being comprised of a 55.447 acre tract described in a Special Warranty Deed and Perpetual Easement recorded in Volume 577, Pages 150-164 of the</p>						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				x
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x			x	
Michael Gallagher	District 10		x				

MEETING OF THE CITY COUNCIL

2nd & Final Reading

ALAMODOME
ASSET MANAGEMENT
AVIATION
CITY ATTORNEY
MUNICIPAL COURT
REAL ESTATE (FASSNIDGE)
REAL ESTATE (WOOD)
RISK MANAGEMENT
CITY MANAGER
SPECIAL PROJECTS
CITY PUBLIC SERVICE - GENERAL MANAGER
CITY PUBLIC SERVICE - MAPS AND RECORDS
CODE COMPLIANCE
COMMERCIAL RECORDER
COMMUNITY INITIATIVES
CONVENTION AND VISITORS BUREAU
CONVENTION CENTER EXPANSION OFFICE
CONVENTION FACILITIES
COUNCIL OFFICES
CULTURAL AFFAIRS
CUSTOMER SERVICE/311 SYSTEM
DEVELOPMENT SERVICES
HOUSE NUMBERING
LAND DEVELOPMENT SERVICES
TRAFFIC & DRAINAGE PLAN REVIEW
ECONOMIC DEVELOPMENT
ENVIRONMENTAL SERVICES
SOLID WASTE
EXTERNAL RELATIONS
PUBLIC INFORMATION OFFICE
FINANCE - DIRECTOR
FINANCE - ASSESSOR
FINANCE - CONTROLLER
FINANCE - GRANTS
FINANCE - PUBLIC UTILITIES SUPERVISOR
FINANCE- TREASURY
FIRE DEPARTMENT
HOUSING AND COMMUNITY DEVELOPMENT
HUMAN RESOURCES (PERSONNEL)
INFORMATION SERVICES
INTERNAL REVIEW
INTERNATIONAL AFFAIRS
LIBRARY
MANAGEMENT & BUDGET (OFFICE OF) OMB
MAYOR'S OFFICE
METROPOLITAN HEALTH DISTRICT
MUNICIPAL CODE CORPORATION
MUNICIPAL COURT
NEIGHBORHOOD ACTION
PARKS AND RECREATION
MARKET SQUARE
YOUTH INITIATIVES
PLANNING DEPARTMENT - NEIGHBORHOOD PLNG;
URBAN DESIGN/HISTORIC PRESERVATION
DISABILITY ACCESS OFFICE
POLICE DEPARTMENT
GROUND TRANSPORTATION
PUBLIC WORKS DIRECTOR
CAPITAL PROJECTS
CENTRAL MAPPING
ENGINEERING
PARKING DIVISION
REAL ESTATE DIVISION
TRAFFIC ENGINEERING
PURCHASING AND GENERAL SERVICES
SAN ANTONIO WATER SYSTEMS (SAWS)
VIA

AGENDA ITEM NUMBER: 44B

DATE: NOV 21 2002

MOTION: *Perf* Conne

ORDINANCE NUMBER: 96548

RESOLUTION NUMBER: _____

ZONING CASE NUMBER: _____

TRAVEL AUTHORIZATION: _____

NAME	ROLL	AYE	NAY
BOBBY PEREZ District 1		<input checked="" type="checkbox"/>	
JOHN H. SANDERS District 2			<input checked="" type="checkbox"/>
ANTONIETTE "TONI" MOORHOUSE District 3		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
ENRIQUE "KIKE" MARTIN District 4			<input checked="" type="checkbox"/>
DAVID A. GARCIA District 5			<input checked="" type="checkbox"/>
ENRIQUE M. BARRERA District 6		<input checked="" type="checkbox"/>	
JULIAN CASTRO District 7		<input checked="" type="checkbox"/>	
BONNIE CONNER District 8		<input checked="" type="checkbox"/>	
CARROLL W. SCHUBERT District 9		<input checked="" type="checkbox"/>	
DAVID CARPENTER District 10		<input checked="" type="checkbox"/>	
EDWARD D. GARZA Mayor		<input checked="" type="checkbox"/>	

Annexation File

*10,283 Acres - Government
Camp - City Properties*

02-43 **T**

MEETING OF THE CITY COUNCIL

Ferris Reading

ALAMODOME
ASSET MANAGEMENT
AVIATION
CITY ATTORNEY
MUNICIPAL COURT
REAL ESTATE (FASSNIDGE)
REAL ESTATE (WOOD)
RISK MANAGEMENT
CITY MANAGER
SPECIAL PROJECTS
CITY PUBLIC SERVICE - GENERAL MANAGER
CITY PUBLIC SERVICE - MAPS AND RECORDS
CODE COMPLIANCE
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CONVENTION AND VISITORS BUREAU
CONVENTION CENTER EXPANSION OFFICE
CONVENTION FACILITIES
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FINANCE- TREASURY
FIRE DEPARTMENT
HOUSING AND COMMUNITY DEVELOPMENT
HUMAN RESOURCES (PERSONNEL)
INFORMATION SERVICES
INTERNAL REVIEW
INTERNATIONAL AFFAIRS
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MANAGEMENT & BUDGET (OFFICE OF) OMB
MAYOR'S OFFICE
METROPOLITAN HEALTH DISTRICT
MUNICIPAL CODE CORPORATION
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ENGINEERING
PARKING DIVISION
REAL ESTATE DIVISION
TRAFFIC ENGINEERING
PURCHASING AND GENERAL SERVICES
SAN ANTONIO WATER SYSTEMS (SAWS)
VIA

AGENDA ITEM NUMBER: 26B
 DATE: OCT 10 2002
 MOTION: Castro
 ORDINANCE NUMBER: 96548
 RESOLUTION NUMBER: _____
 ZONING CASE NUMBER: _____
 TRAVEL AUTHORIZATION: _____

NAME	ROLL	AYE	NAY
BOBBY PEREZ District 1		✓	
JOHN H. SANDERS District 2		absent	
ANTONETTE "TONY" MOORHOUSE District 3		✓	
ENRIQUE "KIKE" MARTIN District 4		absent	
DAVID A. GARCIA District 5		✓	
ENRIQUE M. BARRERA District 6		✓	
JULIAN CASTRO District 7		✓	
BONNIE CONNER District 8		ABSENT	
CARROLL W. SCHUBERT District 9		✓	
DAVID CARPENTER District 10		✓	
EDWARD D. GARZA Mayor		✓	

*10,283 acres of land shown on
 the Sonoran Canyon City
 Properties*

AN ORDINANCE **96548**

PROVIDING FOR THE EXTENSION OF THE SAN ANTONIO CITY LIMITS BY THE FULL PURPOSE ANNEXATION OF APPROXIMATELY 10,283 ACRES OF LAND KNOWN AS THE GOVERNMENT CANYON/CITY PROPERTIES; ESTABLISHING AN EFFECTIVE DATE AND APPROVING A SERVICE PLAN FOR SUCH AREA.

* * * * *

WHEREAS, on the 5th day of September, 2002, and the 12th day of September, 2002, the City Council of the City of San Antonio held public hearings on the proposed annexation of approximately 10,283 acres of land known as the Government Canyon/City Properties situated outside of, but which is, alone or in combination as the other property being annexed, adjacent to the current corporate limits, and such public hearings gave all interested persons the right to appear and be heard on the proposed annexation of such land; and

WHEREAS, notice of the above mentioned public hearings was published in the San Antonio Commercial Recorder on August 23, 2002, a newspaper having general circulation in the City of San Antonio, Texas, and within the territory to be annexed, in accordance with law; and

WHEREAS, notice of the above mentioned public hearings was published on August 23, 2002, on the internet web site maintained by the City of San Antonio in accordance with state statutes; and

WHEREAS, the aforementioned public hearings were conducted not more than forty (40) days nor less than twenty (20) days prior to the institution of annexation proceedings; and

WHEREAS, the population of the City of San Antonio, Texas, is in excess of 1,144,000 inhabitants, and the areas to be annexed lie within the extraterritorial jurisdiction of the City of San Antonio, Texas; **NOW THEREFORE**,

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

SECTION 1. The land and territory lying outside of, but which is, alone or in combination as the other property being annexed, adjacent to the City of San Antonio, known as Government Canyon/City Properties, more particularly described as that portion of the described tract of land in **Exhibit "A"**, attached hereto and incorporated herein as if set out verbatim for all purposes, is hereby added and annexed to the City of San Antonio, Texas, and said territory as described shall hereafter be included within the boundary limits of said city, and the present boundary limits of said city, at the various points contiguous to the area described in **Exhibit "A"**, are altered and amended so as to include said area within the corporate limits of the City of San Antonio, Texas.

SECTION 2. The land and territory known as the Government Canyon/City Properties so described and so amended shall be part of the City of San Antonio, Texas and the property so added shall bear its share of the taxes levied by the City of San Antonio, Texas and the inhabitants thereof shall be entitled to all of the rights and the privileges as citizens and shall be bound by the acts, ordinances, resolutions, and regulations of the City of San Antonio, Texas.

SECTION 3. A service plan outlining the provisions of necessary municipal service to the property described in **Exhibit "A"**, is hereby approved and the implementation of said plan is hereby authorized. Such plan is attached hereto and incorporated herein as if set out verbatim for all purposes as **Exhibit "B"**.

SECTION 4. In accordance with Section 35-307(a) of the City of San Antonio Unified Development Code, this property shall be zoned as "DR"-Development Reserve, for land use purposes. The City will initiate the zoning process for a permanent zoning classification as determined and recommended by the City Zoning Commission. The City's Zoning Commission shall determine time lines for completion.

SECTION 5. A subsequent ordinance shall designate and assign the land and territory to City Council district or districts as provided by the Charter of the City of San Antonio which designation shall be effective upon the effective date of the annexations.

SECTION 6. This ordinance shall be effective from and after **December 31, 2002**.

PASSED AND APPROVED this 10th day of October, 2002.
(First Reading)



[Signature]
CITY CLERK

[Signature]
M A Y O R
EDWARD D. GARZA

PASSED AND APPROVED this 21st day of November, 2002.
(Second Reading)



[Signature]
CITY CLERK

[Signature]
M A Y O R
EDWARD D. GARZA

02-43

APPROVED AS TO FORM:

[Signature]
City Attorney

**BOUNDARY DESCRIPTION FOR A 10,283 ACRE TRACT KNOWN AS
THE GOVERNMENT CANYON / CITY PROPERTIES**

A boundary description for an annexation area containing 10,283 Acres, more or less, and being adjacent to the city limits of the City of San Antonio, Bexar County, Texas to the northwest and being more particularly described as follows:

BEGINNING: at a point along the east right-of-way line of State Highway 211 being approximately 2,350 feet southwest of the south right-of-way line of Santa Loma Drive and also being the southwest corner of Parcel P-1, C.B. 4489 and the northwest corner of Parcel P-1L, C.B. 4489;

THENCE: in a generally southeasterly direction with the north boundary line of Parcel P-1L, C.B. 4489 and the south boundary line of Parcel P-1, C.B. 4489 and of the Retablo Ranch Subdivision Unit 3 an overall distance of approximately 4,679 feet to the point of intersection with the west boundary line of Parcel P-1, C.B. 4488;

THENCE: in a northerly direction with the east boundary line of the Retablo Ranch Subdivisions Unit 3, Unit 2, Unit 1, Government Hill Subdivision Unit 1A and the west boundary line of Parcel P-1, C.B. 4488, Parcel P-1, C.B. 4496, Parcel P-1, C.B. 4495, Parcel P-5, C.B. 4498 a distance of approximately 8,383 feet to the northwest corner of Parcel P-5, C.B. 4498;

THENCE: in a northeasterly direction with the northwest boundary line of Parcel P-5, C.B. 4498 a distance of approximately 5,075 feet to the northeast corner of Parcel P-5, C.B. 4498;

THENCE: in a southeasterly direction with the northeast boundary line of Parcels P-5, P-5A, P-5D C.B. 4498 a distance of approximately 2,064 feet to the westernmost corner of Parcel P-5C, C.B. 4498;

THENCE: in a generally northeasterly direction with the northwest boundary line of Parcel P-5C, C.B. 4498, Parcel P-20A, C.B. 4577 a distance of approximately 6,866 feet to the northernmost corner of Parcel P-20A, C.B. 4577;

THENCE: in a southeasterly direction with the northeast boundary line of Parcel P-20A, C.B. 4577, Parcel P-1E, C.B. 4517 and the southwest boundary line of Parcels P-27, P-20, C.B. 4577 and Shadow Canyon Subdivision Unit 2 a distance of approximately 4,026 feet to the point of intersection with the northwest boundary line of Parcel P-3, C.B. 4517;

THENCE: in a southwesterly direction with the southeast boundary line of Parcel P-1E, C.B. 4517 and the northwest boundary line of Parcel P-3, C.B. 4517 a distance of approximately 469 feet to the point of intersection with the northeast boundary line of Parcel P-1D, C.B. 4517;

THENCE: in a southeasterly direction with the northeast boundary line of Parcels P-1D, P-2A, C.B. 4517 and the southwest boundary line of Parcels P-3, P-2, C.B. 4517 a distance of approximately 1,550 feet to the southwest corner of Parcel P-2, C.B. 4517;

THENCE: in a northeasterly direction with a northwest boundary line of Parcels P-2A, P-1B, C.B. 4517, Parcel P-11, C.B. 4518 and the southeast boundary line of Parcels P-2, P-3, C.B. 4517, Parcel P-9C, C.B. 4518 a distance of approximately 1,187 feet to the south right-of-way line of Ranch Parkway;

THENCE: in an easterly direction with the south right-of-way line of Ranch Parkway a distance of approximately 1,053 feet to the northeast corner of Parcel P-11, C.B. 4518;

THENCE: in a southwesterly direction with the southeast boundary line of Parcels P-11, P-11A, C.B. 4518 and the northwest boundary line of Parcels P-9A, P-10C, C.B. 4518 a distance of approximately 1,002 feet to the southeast corner of Parcel P-11A, C.B. 4518;

THENCE: in a northwesterly direction with the southwest boundary line of Parcel P-11A, C.B. 4518 and a northeast boundary line of Parcel P-10C, C.B. 4518 a distance of approximately 1,302 feet to the point of intersection with the southeast boundary line of Parcel P-2A, C.B. 4517;

THENCE: in a southwesterly direction with the southeast boundary line of Parcel P-2A, C.B. 4517 and a northwest boundary line of Parcel P-10C, C.B. 4518 a distance of approximately 608 feet to the northwest corner of Parcel P-11B, C.B. 4518;

THENCE: in a southeasterly then generally southwesterly direction with the east boundary line of Parcel P-11B, C.B. 4518 an overall distance of approximately 5,279 feet to the northwest corner of Parcel P-2, C.B. 4485;

THENCE: in a southeasterly direction with the northeast boundary line of Parcel P-2A, C.B. 4485, Parcel P-1K, C.B. 4518 and the southwest boundary line of Parcel P-2, C.B. 4485, Parcel P-6, C.B. 4518 a distance of approximately 2,726 feet to the southeast corner of Parcel P-1K, C.B. 4518;

THENCE: in a southwesterly direction with the southeast boundary line of Parcel P-1K, C.B. 4518, Parcel P-2A, C.B. 4485 and the northwest boundary line of Parcel P-6, C.B. 4518, Parcel P-2B, C.B. 4485 a distance of approximately 3,241 feet to the point of intersection with the northeast boundary line of Parcel P-2C, C.B. 4485;

THENCE: in a southeasterly direction with the northeast boundary line of Parcels P-2C, P-1B, C.B. 4485, Parcel P-1B, C.B. 4484 and the southwest boundary line of Parcels P-2B, P-1C, C.B. 4485, Parcel P-1, C.B. 4484 a distance of approximately 6,374 feet to the southeast corner of Parcel P-1, C.B. 4484;

THENCE: in a northerly direction with the west boundary line of Parcel P-2, C.B. 4484, Parcel P-2, C.B. 4518 and the east boundary line of Parcels P-1, P-1A, C.B. 4484, Parcel P-6, C.B. 4518 a distance of approximately 8,084 feet to the northwest corner of Parcel P-2, C.B. 4518;

THENCE: in an easterly direction with the north boundary line of Parcel P-2, C.B. 4518, Parcel P-2, C.B. 4519, Parcel P-4, C.B. 4521 a distance of approximately 5,442 feet to the northeast corner of Parcel P-4, C.B. 4521;

THENCE: in a southerly direction with the east boundary line of Parcel P-4, C.B.4521 a distance of approximately 3,235 feet to the point of intersection with the north boundary line of Parcel P-1A, C.B. 4520;

THENCE: in an easterly direction with the north boundary line of Parcel P-1A, C.B. 4520 a distance of approximately 1,860 feet to the point of intersection with the city limits line of the Town of Helotes;

THENCE: in an easterly then southerly direction with the east boundary line of Parcel P-1A, C.B. 4520 and with the city limits line of the Town of Helotes a distance of approximately 2,160 feet to the point of beginning for a 592.9 acre tract survey prepared by Pape-Dawson Engineers on February 23, 2001;

THENCE: in a generally northwesterly direction crossing Parcel P-1A, C.B. 4520 and following the southeast boundary line of the 592 acre tract survey prepared by Pape-Dawson Engineers on February 23, 2001 with the following calls:

N 39°33'18" W - 1,620.81 feet,

N 71°42'21" W - 1,012.47 feet,

S 70°34'51" W - 743.01 feet,

N 73°06'37" W - a distance of approximately 1,077 feet to the point of intersection with the northwest boundary line of Parcel P-1A, C.B. 4520 and the southeast boundary line of Parcel P-2, C.B. 4519;

THENCE: in a southwesterly direction with the northwest boundary line of Parcel P-1A, C.B. 4520, Parcel P-3D, C.B. 4484 and the southeast boundary line of Parcel P-2, C.B. 4519 a distance of approximately 2,456 feet to the southernmost corner of Parcel P-2, C.B. 4519 also being the northeast corner of Parcel P-2A, C.B. 4484;

THENCE: in a southeasterly direction with the northeast boundary line of Parcel P-2A, C.B. 4484 and the southwest boundary line of Parcel P-3D, C.B. 4484 a distance of approximately 1,987 feet to the southwest corner of Parcel P-3D, C.B. 4484 also being the northwest corner of Parcel P-1, C.B. 4466;

THENCE: in a southwesterly direction with the southeast boundary line of Parcel P-2A, C.B. 4484 and the northwest boundary line of Parcels P-1, P1A, C.B. 4466, Lot 16 C.B. 4467B a distance of 5,323 feet to the southeast corner of Parcel P-2A, C.B. 4484;

THENCE: in a northwesterly then southwesterly direction with the southwest boundary line of Parcel P-2A, C.B. 4484, Parcel P-1A, C.B. 4465 and the northeast boundary line of Parcels P-2, P-1, C.B. 4465 a distance of 4,729 feet to the point of intersection with the southeast boundary line of Parcel P-1A, C.B. 4464;

THENCE: in a southwesterly direction with the southeast boundary line of Parcel P-1A, C.B. 4464, Parcels P-1E, P-1B, C.B. 4450 and the northwest boundary line of Parcel P-1, C.B. 4465, Parcel P-2A, C.B. 4450 at 7,822 feet continuing with the northwest right-of-way line of Galm Road an overall distance of approximately 8,252 feet to the southeast corner of Parcel P-1E, C.B. 4450 also being the northeast corner of the Canyon Park Estates at Remuda Ranch Subdivision;

THENCE: in a northwesterly direction with the southwest boundary line of Parcel P-1E, C.B. 4450, Parcel P-1A, C.B. 4459 and the northeast boundary line of the Canyon Park Estates at Remuda Ranch Subdivision a distance of approximately 5,745 feet to the point of intersection with the southeast boundary line of Parcel P-1, C.B. 4457 also being the northwest corner of the Canyon Park Estates at Remuda Ranch Subdivision;

THENCE: in a southwesterly direction with the southeast boundary line of Parcel P-1, C.B. 4457, Parcel P-1, C.B. 4458 and the northwest boundary line of the Canyon Park Estates at Remuda Ranch Subdivision a distance of approximately 2,037 feet to the southwest corner of the Canyon Park Estates at Remuda Ranch Subdivision;

THENCE: in a southeasterly direction crossing Parcel P-1, C.B. 4458 a distance of approximately 1,375 feet to the northeast corner of Parcel P-2, C.B. 4451;

THENCE: in a northwesterly direction with the northeast boundary line of Parcel P-2, C.B. 4451 and the southwest boundary line of Parcel P-1, C.B. 4458 a distance of approximately 2,491 feet to the point of intersection with a line 200 feet southeast of and parallel to the northwest boundary line of Parcel P-2, C.B. 4451;

THENCE: in a southwesterly direction with a line 200 feet southeast of and parallel to the northwest boundary line of Parcel P-2, C.B. 4451 a distance of approximately 2,655 feet to the northeast right-of-way line of Kallison Lane;

THENCE: in a northwesterly direction with the northeast right-of-way line of Kallison Lane a distance of 175 feet to the southwest corner of Parcel P-2, C.B. 4451 also being the southeast corner of Parcel P-1, C.B. 4451;

THENCE: in a northeasterly direction with the northwest boundary line of Parcel P-2, C.B. 4451 and the southeast boundary line of Parcel P-1, C.B. 4451 a distance of approximately 2,659 feet to the point of intersection with the southwest boundary line of Parcel P-1, C.B. 4458;

THENCE: in a northwesterly direction with the northeast boundary line of Parcel P-1, C.B. 4451 and the southwest boundary line of Parcel P-1, C.B. 4457, Parcel P-2, C.B. 4456 a distance of approximately 3,775 feet to the northwest corner of Parcel P-1, C.B. 4451 also being a corner of the 1,023.889 acre survey prepared by Brown Engineering Co. on November 27, 2000 identified as the Wind Gate Ranch - SARA Survey;

THENCE: following the boundary of the Wind Gate Ranch - SARA Survey with the following calls;

S 23°58'47" W - 426.30 feet,

S 24°09'32" W - 39.13 feet,

N 82°30'08" W - 1,786.30 feet,

S 74°05'24" W - 1,103.67 feet,

N 00°00'15" E - 132.32 feet,

N 89°59'45" W - 215.17 feet,

S 00°00'15" W - 1,501.62 feet,

S 12°08'39" W - 2,332.86 feet,

N 74°30'24" W - 842.63 feet to a corner of an 11.390 acre survey prepared by Brown Engineering Co. on December 1, 2000 identified as the Wind Gate Ranch - SARA Tract Access Strip;

THENCE: following the boundary of the Wind Gate Ranch - SARA Tract Access Strip with the following calls;

S 24°05'48" W - 707.19 feet to a point of curvature to the left,

Curve length - 136.44 feet - 71°03'54" with a 110.00 foot radius,

S 46°58'07" E - 2,313.53 feet to a point of curvature to the left,

Curve length - 77.58 feet - 40°24'35" with a 110.00 foot radius to a point of reverse curvature to the right,

Curve length - 375.52 feet - 111°28'45" with a 193.00 foot radius,

S 24°06'41" W - 1,341.14 feet,

S 65°53'56" E - 4.00 feet,
S 24°06'41" W - 604.96 feet to a point of curvature to the left,
Curve length - 34.41 feet to the point of tangency along the northeast right-of-way
line of F.M. 471 (Culebra Road),
N 54°45'44" W with the northeast right-of-way line of F.M. 471 (Culebra Road) -
112.11 feet,
N 24°06'04" E - 1,948.94 feet,
N 46°58'07" W - 2,751.13 feet,
N 24°05'48" E - 795.25 feet to the northeast corner of Lot 47, Block 5, C.B.
4499A, Geronimo Forest Subdivision also being a corner of the 1,023.889 acre
survey prepared by Brown Engineering Co. on November 27, 2000 identified as
the Wind Gate Ranch - SARA Survey;

THENCE: following the south boundary of the Wind Gate Ranch - SARA Survey with the
following calls;

N 47°03'34" W - 455.80 feet,
N 47°03'47" W - 847.30 feet,
N 46°13'56" W - 386.97 feet,
N 47°45'38" W - 733.90 feet,
N 48°37'01" W - 114.49 feet,
N 51°22'12" W - 180.42 feet,
N 44°27'13" E - 96.96 feet,
N 22°39'07" E - 55.27 feet,
N 50°36'33" E - 94.84 feet,
N 33°53'53" E - 84.56 feet,
N 32°58'40" E - 70.37 feet,
N 27°26'54" E - 33.76 feet,
N 14°51'29" E - 95.12 feet,
N 24°31'22" W - 92.17 feet,
N 10°00'21" W - 71.52 feet,
N 02°05'58" E - 77.23 feet,
N 10°20'30" E - 52.89 feet,
N 12°38'32" E - 58.42 feet,
N 17°46'38" E - 141.01 feet,
N 19°38'52" E - 105.07 feet,
N 22°21'22" E - 41.61 feet,
N 25°38'37" E - 29.04 feet,
N 32°04'28" E - 198.96 feet,
N 04°13'11" W - 165.40 feet,
N 00°10'12" W - 817.32 feet,
N 04°13'30" E - 60.32 feet,
N 06°14'19" W - 176.67 feet,

N 05°29'31" E - 191.42 feet,
N 89°35'59" E - 648.66 feet,
S 59°19'28" E - 47.46 feet,
S 77°07'02" E - 65.37 feet,
N 79°13'29" E - 194.96 feet,
N 86°38'15" E - 26.19 feet,
N 88°07'13" E - 501.04 feet,
N 00°18'24" W - 2,348.39 feet to a point along the southeast right-of-way line of State Highway 211;

THENCE: N 00°18'24"W with a projection of a west boundary line of the Wind Gate Ranch - SARA survey crossing State Highway 211 a distance of approximately 782 feet to the point of intersection with the northwest right-of-way line of State Highway 211;

THENCE: in a northeasterly direction with the northwest right-of-way line of State Highway 211 a distance of approximately 5,312 feet to a corner of a 345.11 acre survey prepared by Overby Descamps Engineers on October 9, 2001 known as the Mayberry Tract;

THENCE: following the boundary of a 345.11 acre survey prepared by Overby Descamps Engineers on October 9, 2001 known as the Mayberry Tract with the following calls;

N 69°16'47" W - 364.39 feet,
N 45°27'45" W - 1,213.81 feet,
N 60°16'57" W - 320.00 feet,
N 82°16'55" W - 664.17 feet,
S 48°37'53" W - 274.83 feet,
S 00°27'19" E - 2,569.26 feet,
N 64°11'59" W - 261.97 feet,
N 60°42'05" W - 219.86 feet,
S 54°47'23" W - 165.54 feet,
N 87°18'02" W - 514.01 feet,
S 73°18'29" W - 346.32 feet,
S 82°08'39" W - 317.35 feet,
S 87°27'38" W - 324.11 feet,
N 88°44'16" W - 432.14 feet,
S 82°49'32" W - 388.87 feet,
N 81°53'02" W - 327.04 feet,
N 75°24'48" W - 565.71 feet,
S 85°38'22" W - 684.81 feet,
N 07°00'57" E - 339.56 feet,

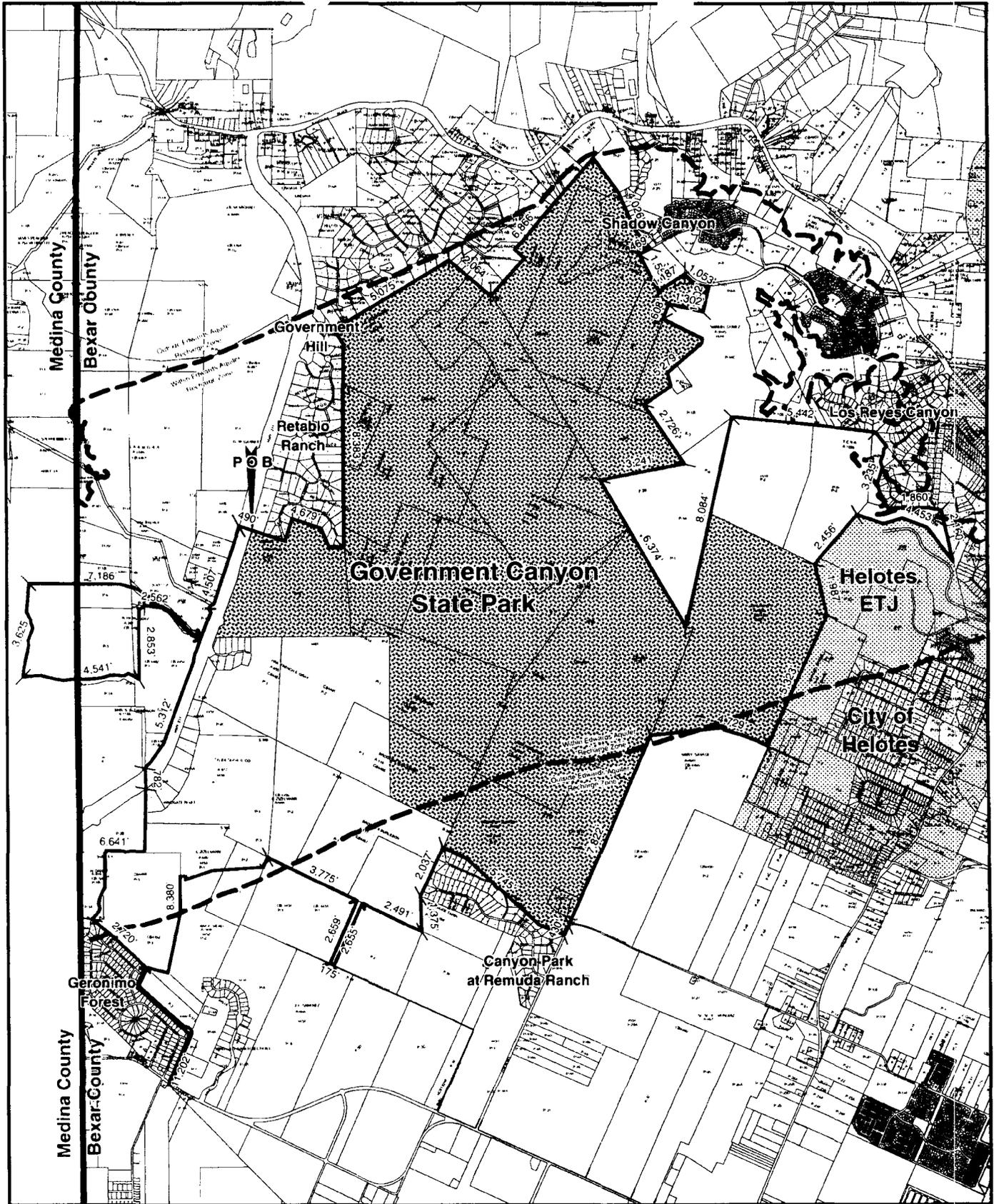
N 13°17'41" E - 845.74 feet,
N 06°17'47" W - 198.86 feet,
N 22°08'24" E - 484.76 feet,
N 19°55'27" W - 177.37 feet,
N 14°11'06" W - 156.71 feet,
N 30°47'14" W - 325.25 feet,
N 05°50'29" E - 1,086.32 feet,
S 89°27'58" E - 3,445.40 feet,
S 74°57'32" E - 733.78 feet,
S 49°17'07" E - 934.44 feet,
S 82°18'58" E - 184.34 feet,
S 60°16'10" E - 339.53 feet,
S 45°27'45" E - 1,208.91 feet,
S 69°17'56" E - 351.79 feet to a point along the northwest right-of-way line of State Highway 211;

THENCE: in a northeasterly direction with the northwest right-of-way line of State Highway 211 a distance of approximately 4,507 feet to the point of intersection with the projected southwest boundary line of Parcel P-1, C.B. 4489 also being a projection of the northeast boundary line of Parcel P-1L, C.B. 4489;

THENCE: in a southeasterly direction crossing State Highway 211 a distance of approximately 490 feet to the POINT OF BEGINNING for this annexation area containing 10,283 Acres, more or less.

NOTE:

This boundary description has not been verified on the ground and is not intended to be used as a metes and bounds description of the land described herein.



Ordinance No: _____
 Date Passed: _____
 Effective Date: _____

Government Canyon / City Properties

10,283 Acres

Legend	
	Assessment Area
	Current San Antonio City Limits
	Edwards Underground Aquifer
	Government Canyon State Park
	Blue Tax1
	Subdivision Name
	Point of Beginning

Notes
 The showing assessment area contains approximately 10,283 acres of land.
 Area is partially within the Edwards Aquifer Recharge Zone.
 This is not an actual survey prepared by a Licensed Surveyor on the ground.
 Prepared by City of San Antonio, Dept. of Public Works

North
 Scale 1" = 2,400'

**2002 Service Plan
for
Government Canyon/City Properties**

**EXHIBIT "B"
Government Canyon/City
Properties Service Plan**

**CITY OF SAN ANTONIO
ANNEXATION SERVICE PLAN
FOR**

GOVERNMENT CANYON/CITY PROPERTIES

1. This service plan shall be valid for ten (10) years from and after the effective date of the annexation ordinance annexing this specific property. Renewal of the service plan shall be solely at the discretion of the City of San Antonio.

2. This service plan is a contractual obligation that is not subject to amendment or repeal except that if the City Council determines at public hearings required by Section 43.056, Texas Local Government Code, that changed conditions or subsequent occurrences make this service plan unworkable or obsolete, the City Council may amend the service plan to conform to the changed conditions or subsequent occurrences.

An amended service plan shall provide for services that are comparable to or better than those established in the service plan before amendment. Before any amendment is adopted, the City Council shall provide an opportunity for interested persons to be heard at public hearings called and held in the manner provided by Chapter 43 of the Texas Local Government Code.

SERVICES

SERVICE FOR THE GOVERNMENT CANYON/CITY PROPERTIES TO BE EXTENDED:

Police protection

The San Antonio Police Department will respond to calls for assistance, enforcement, and protection and provide other services offered by the Police Department on the effective date of annexation.

Fire protection

The San Antonio Fire Department will respond to calls for assistance, fire emergencies, and will provide hazardous material emergency response and other fire-related services as needed on the effective date of annexation. The City of San Antonio will provide Emergency Medical Service (EMS).

Solid Waste Residential Services

For the first two years after annexation, residents will have the option to choose between a private company or City-provided services. If a private company is selected, residents may negotiate the level of waste collection services desired. If City-provided service is selected, residents will receive garbage collection service and recycling collection. Brush and bulky item services will be provided. Dead animal collection also will be provided upon request. At any time during the two-year period, residents may switch to City-provided services. The City may use a contractor to provide the services. At the end of the two-year period, all residents must use City-provided collection services.

SERVICES

SERVICE FOR THE GOVERNMENT CANYON/CITY PROPERTIES TO BE EXTENDED:

- Commercial Solid Waste & Dead Animal Pick-up** Commercial garbage collection shall be available through the purchase of bags and stickers; and commercial dead animal tags at designated locations. If service is not desired, private service is permissible.
- Solid Waste & Brush Fees** For solid waste services contracted or provided by the City of San Antonio, monthly fees will be assessed for these services on residential CPS bills. These fees and the level of service may be changed by City Council on a jurisdiction wide basis.
- Environmental Fee** A monthly fee will be assessed to residences, apartments, and businesses on the CPS bill for environmental issues. This fee is intended to defray municipal expense necessary to cleaning up illegal dumps, collecting and disposing of dead animals and equitably sharing costs for neighborhood clean-ups benefiting residents, and businesses that do not pay a monthly solid waste processing fee.
- Federal Storm Water Fee** A monthly fee will be assessed to residential, multifamily, and commercial and public facilities on their SAWS bill. The rate and billing entity can be changed by the City Council.
- Water Services** Public water facilities shall be maintained and operated by the San Antonio Water System (SAWS), if not already owned by another water utility. Water service shall be provided and extended in accordance with SAWS policies and established fees to those customers within SAWS certificated service area and those not within the certificated area of another water utility.
- Wastewater Services** Public wastewater facilities shall be maintained and operated by SAWS if not already owned by another wastewater utility. Wastewater service shall be provided and extended in accordance with SAWS policies and established fees to those customers within the regional agent boundary or not in the certificated area of another wastewater utility.
- Water Supply Fee** A monthly fee assessed to all SAWS water customers to directly fund the acquisition of new water supplies. The rate is the same for all customers and is based on a per hundred gallons of consumption.
- Storm water Compliance** The City of San Antonio and Texas Department of Transportation (TX Dot) are owners and operators of the Municipal separate storm sewer systems (MS4s) within the City of San Antonio. The City of San Antonio Public Works Department will provide the National Pollutant Discharge Elimination System Permit Services.
- Storm Water Monitoring** Storm water monitoring and treatment activities as required by EPA or TEQC (Texas Environmental Quality Council) will be provided by SAWS and the City of San Antonio Public Works Department.

SERVICES

SERVICE FOR THE GOVERNMENT CANYON/CITY PROPERTIES TO BE EXTENDED:

Traffic control devices	New traffic control devices will be installed as approved by the City Council.
Maintenance of streets & Drainage	Street and drainage improvements, which have been properly platted, duly dedicated, and accepted by the City of San Antonio and/or Bexar County shall be maintained by the Department of Public Works.
Maintenance of Street Lights and traffic Control devices	The City of San Antonio will assume the expenses for operation and maintenance of public streetlights at intersections, cul-de-sacs, dead ends and other locations that conform to the City's policy for placing streetlights. City Public Service shall perform maintenance and installation of streetlights. The Public Works Department will maintain traffic control devices and street name signs.
Zoning	Upon the effective date of annexation, all property will be zoned "DR" Development Reserve. The "DR" designation is a temporary zoning district that indicates that the property may be suitable for any land use subject to analysis and the placing of permanent zoning on the property. While under the "DR" zoning district designation, the property may be used for agricultural purposes or for single family development in conformance with the regulations of an "R-6" zoning district. The City will initiate the zoning process for a permanent zoning classification as determined and recommended by the City Zoning Commission. The City's Zoning Commission shall determine time lines for completion.
Building Permits	Incomplete construction must obtain building permits from the Development Services Department in accordance with City Codes. In addition, as part of the permitting process, applicant(s) will be required to adhere to the City's Tree and Landscape requirements. A one-stop development service counter has been created to assist the public in any development questions that relate to Building, Planning, and Public Works issues through the Development process Information and Guidance Division.
Certificate of Occupancy & other Related licenses	New and existing businesses must obtain a Certificate of Occupancy and related licenses required by the City Code from the Development Services Department, Health Department, and/or City Tax Office.
Nonconforming rights	To establish nonconforming rights for zoning, property owners with existing land uses are encouraged to register within one year of the annexation date with the Development Services Department. A Certificate of Occupancy will be issued certifying only those uses required by applicable City and State Codes. Unless exempted by Chapter 43 of the Texas Local Government Code, nonconforming rights to allow future construction or the development of a master plan must be filed within 60 days of annexation, with the Department of Planning in

accordance with the Unified Development Code (UDC). There are no fees associated with registration of existing non-conforming uses.

SERVICES

SERVICE FOR THE GOVERNMENT CANYON/CITY PROPERTIES TO BE EXTENDED:

Other municipal Services

Other services available are health, animal control, library, recreational programs and human resources.

Elections

Provision of elections, polling sites for the City of San Antonio elections, is made by the Office of the City Clerk and is available to the citizens of San Antonio.

Code Compliance

The Code Compliance Department will enforce city laws and regulations in accordance with the City Code of the City of San Antonio. Also, violations pertaining to noise, illegal dumping, minimum housing standards, including unsanitary premises, front yard parking, livestock, alley and right-of-way violations, and water and sewer violations, water leaks or nuisance discharges of wastewater on private or public property will be enforced. In addition, this department is also responsible for monthly inspections of salvage junkyards and monitoring and enforcing code requirements or certain materials received at salvage/junkyards.

Health Services

The Metropolitan Health District oversees and enforces state and local health regulations and license conditions applicable to food vendors and other enterprises whose operations are regulated or licensed by state law and for which local governments or health districts are charged to enforce the state health sanitation regulations.

Gas & electricity

Gas/electric service shall be provided in accordance with City Public Service policies for gas and electric line extensions and service connections.

Customers requiring gas/electric line extensions for their property will be assessed a fee as per the fee tables established by City Public Service. The fees are collected prior to construction. Certain CPS fees are refundable as per CPS policies.

SERVICE

SAN ANTONIO WATER SYSTEM'S SERVICE PLAN FOR THE GOVERNMENT CANYON/CITY PROPERTIES AREA:

Service Concept

The GOVERNMENT CANYON/CITY PROPERTIES AREA is located within the San Antonio Water System's and Bexar Metropolitan Water District's water service areas. The area is within SAWS wastewater service area. Upon annexation, citizens located within SAWS service area will pay lower inside City limits rates as opposed to outside the City limits rates.

AGENDA ITEM NO. 26
A-P

CITY OF SAN ANTONIO
INTERDEPARTMENTAL MEMORANDUM
PLANNING DEPARTMENT

TO: Mayor and City Council

FROM: Emil R. Moncivais, AICP, AIA, Director, Planning Department

THROUGH: Terry M. Brechtel, City Manager

COPIES: Jelynn LeBlanc Burley, Assistant City Manager; Christopher J. Brady, Assistant City Manager; Lou Lendman, Director, Nikki Ramos, Executive Assistant, Office of Management & Budget; Florencio Pena, Director, Development Services; Jesus Garza, Roy Ramos, Planning Department; File

SUBJECT: First Reading of the Ordinances on annexing: The Galm Rd./Loop 1604 Area, Government Canyon Area/City Properties, Sheldon Tract, Stanton Run Subdivision, Kyle Seale/Loop 1604 Area, Helotes Park Terrace & The Park At French Creek Area, Thrift Tract/City Property, Cielo Vista Area, Stage Run Area, And Lumbermen Tracts, and for Limited Purposes, Annexation of the Southside Initiative Areas 1 – 6 Referred To As: (1) Southside Study Area 1, (2) Southside Study Area 2, Southside Study Area 3, Southside Study Area 4, Southside Study Area 5, And Southside Study Area 6

DATE: October 10, 2002

SUMMARY AND RECOMMENDATIONS

This is the first reading of the ordinance concerning ten (10) areas proposed for full purpose annexation and six (6) areas proposed for limited purpose annexation effective December 31, 2002. The second reading is scheduled for November 21, 2002. The service plans, field notes and exhibits for the proposed annexation areas are attached.

Staff recommends approval.

BACKGROUND INFORMATION:

The City Council at its meeting on August 22, 2002 adopted the 2002 Annexation Plan to include the aforementioned full purpose and limited purpose annexation areas and setting of the annexation schedule.

The City of San Antonio complies with state statutes regarding annexations. This includes advertising in a newspaper of general circulation and on the Internet, notifying school districts, railroad companies, and affected property owners, developing a service plan, holding two public hearings before City Council, and reading of the annexation ordinances.

The service plans for the full purpose annexation areas include provisions for basic city services, from trash collection to fire and police protection. There are no services offered at a higher level than are currently provided to the portion of the tracts currently inside the city's corporate limits. A regulatory plan for the limited purpose Southside Initiative areas 1-6 provides for the

extension of planning, zoning, and health and safety ordinances, and states that the areas will be fully annexed within three years as required by the limited purpose state statutes. Service plans for the full purpose annexation areas and the planning studies/ regulatory plan for the limited purpose areas are attached hereto.

The schedule for the annexations of these areas is as follows:

First Public Hearing	6:00 p.m.	September 05, 2002
Second Public Hearing	6:00 p.m.	September 12, 2002
Planning Commission Public Hearing & Action		September 25, 2002
First Reading of Ordinances		October 10, 2002
Second Reading of Ordinances		November 21, 2002
Adoption of Three-Year Full Purpose Annexation Plan for the limited purpose Southside Initiative areas		November 21, 2002
Effective Date of Annexation		December 31, 2002

The Planning Commission held a public hearing on September 25, 2002, to consider a resolution adopting the proposed 2002 Annexation Areas and recommended against the annexation of all proposed areas.

POLICY ANALYSIS:

The City's goals for annexation are to preserve its range of annexation options, promote orderly growth, provide municipal services, enhance the City's fiscal position, preserve the integrity of the City and its extraterritorial jurisdiction, and to maintain a systematic annexation process. Staff foresees this proposed annexation as an opportunity for the City to encourage development inside the City limits and plan for development in the limited purpose areas.

Previous annexations have contributed significantly to the City's growth and economic base. New areas continue to grow with supporting businesses and expanding employment opportunities. The opportunity to plan land uses in those annexed areas is also greatly improved with the provisions of the City's Unified Development Code.

FINANCIAL IMPACT:

Staff conducts an incremental operating cost/revenue analysis to determine financial impacts of a full purpose annexation over a ten-year period. The ten-year operating cost/revenue analysis estimates an additional \$17.5 million in General Fund new operating revenues, and \$9.2 million in additional General Fund operating costs. The full purpose annexation of Galm Rd/Loop 1604, Government Canyon/City Properties, Sheldon Tract, Stanton Run Subdivision, Kyle Seale/Loop1604, Helotes Park Terrace & The Park at French Creek Area, Thrift Tract/City Property, Cielo Vista area, Stage Run Area, and the Lumbermen's property will net a positive \$8.3 million in additional General Fund operating revenue over the ten year analysis period.

The Southside Initiative area, proposed as a limited purpose annexation area, was evaluated over a three-year period. Over the three-year period, the cost/revenue analysis estimates a net cost to the General Fund of \$668,489 for implementation of the limited purpose annexation and preparation for a full purpose annexation in year four.

In order to provide equitable City services to the annexation areas, the City has included service improvement costs and revenues in the FY 2003 Proposed Budget. Additional resources will be added to the Police Department, Fire Department (Fire & EMS), City Clerk's Office, Development Services Department, Code Compliance Department, Finance Department, Health Department and Public Works Department

The Debt Service cost/revenue analysis estimates an additional \$10.9 million in new revenues, with additional capital expenditures totaling \$934,963. The capital expenditures projected in the plan include one new fire station. Over the ten-year analysis, the City will gain a net revenue of \$10 million for debt service.

If the Lumbermen's track is removed from the proposed annexation package, the ten-year operating cost/revenue analysis would yield an estimated additional \$9.03 million in General Fund new operating revenues, and \$8.98 million in additional General Fund operating costs. The full purpose annexation package without the Lumbermen's track would only net a positive \$49,241 in General Fund operating revenue over the ten-year period as opposed to the net added \$8.3 million in General Fund operating revenue if the Lumbermen's track remains in the annexation package.

COORDINATION:

This item was coordinated with the City Attorney's Office, and was submitted to the following departments and agencies for their review and comments: Office of Management & Budget, Police, Fire, Public Works, Code Compliance, Health, Library, Parks and Recreation, Development Services, Economic Development, External Relations, Finance, City Clerk's Office, SAWS and CPS. All recommendations by the aforementioned departments and agencies were favorable.

SUPPLEMENTARY COMMENTS

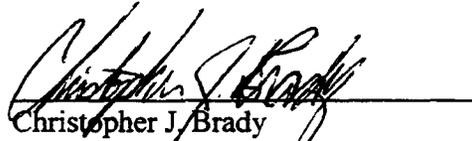
Action will be required at the first and second readings of the annexation ordinances.

SIGNATURES


Emil R. Moncivais, AICP, AIA
Director, Planning Department


Louis Lendman
Director, Office of Management & Budget


Jelynn LeBlanc Burley
Assistant City Manager


Christopher J. Brady
Assistant City Manager

APPROVED:


Terry M. Brechtel
City Manager

DO NOT TYPE IN THIS SPACE

CITY OF SAN ANTONIO

Request For Ordinance/Resolution

Date: September 25, 2002

Department: Planning Department

Contact Person/Phone #: Catherine Hernandez 207-5797

Date Council Consideration Requested: October 10, 2002

Deadline for Action: October 10, 2002

Dept. Head Signature

SUMMARY OF ORDINANCE

First reading of the ordinance concerning ten (10) areas proposed for full purpose annexation and six (6) areas proposed for limited purpose annexation effective December 31, 2002. The second reading is scheduled for November 21, 2002. The service plans, field notes and exhibits for the proposed annexation areas are attached.

The proposed full purpose annexation areas are identified as the Galm Rd/Loop 1604, Government Canyon/City Properties, Sheldon Tract, Stanton Run Subdivision, Helotes Park Terrace, Kyle Seale/1604 area, Thrift Tract/City Owned Properties, Cielo Vista area, Stage Run Subdivision, and the Lumbermen tracts. The Southside Initiative area is proposed to be annexed as a limited purpose area for the purpose of extending zoning, building, and code enforcement regulations.

Council Memorandum Must be Attached To Original

Other Depts., Boards, Committees Involved (please specify):

Planning Commission, Council Governance Committee, Council Urban Affairs Committee, City Attorney's Office, Office of Management and Budget, Police, Fire, Public Works, Code Compliance, Health, Library, Parks and Recreation, Development Services, Economic Development, External Relations, Finance, City Clerk's Office, SAWS, CPS.

Contract signed by other party

Yes No

FISCAL DATA (If Applicable)

Fund No. Amt. Expended

Funds/Staffing Budgeted Yes No

Activity No. SID No.

Positions Currently Authorized

Index Code Project No.

Impact of future O & M

Object Code

Comments:

If positions added, specify class and no.

Coordinator - White
Legal - Green
Budget - Canary
Finance - Pink
Originator - Gold

**First Reading of the
Ordinances
2002 Annexation Areas**

City Council

**October 10, 2002
Agenda Item #26**

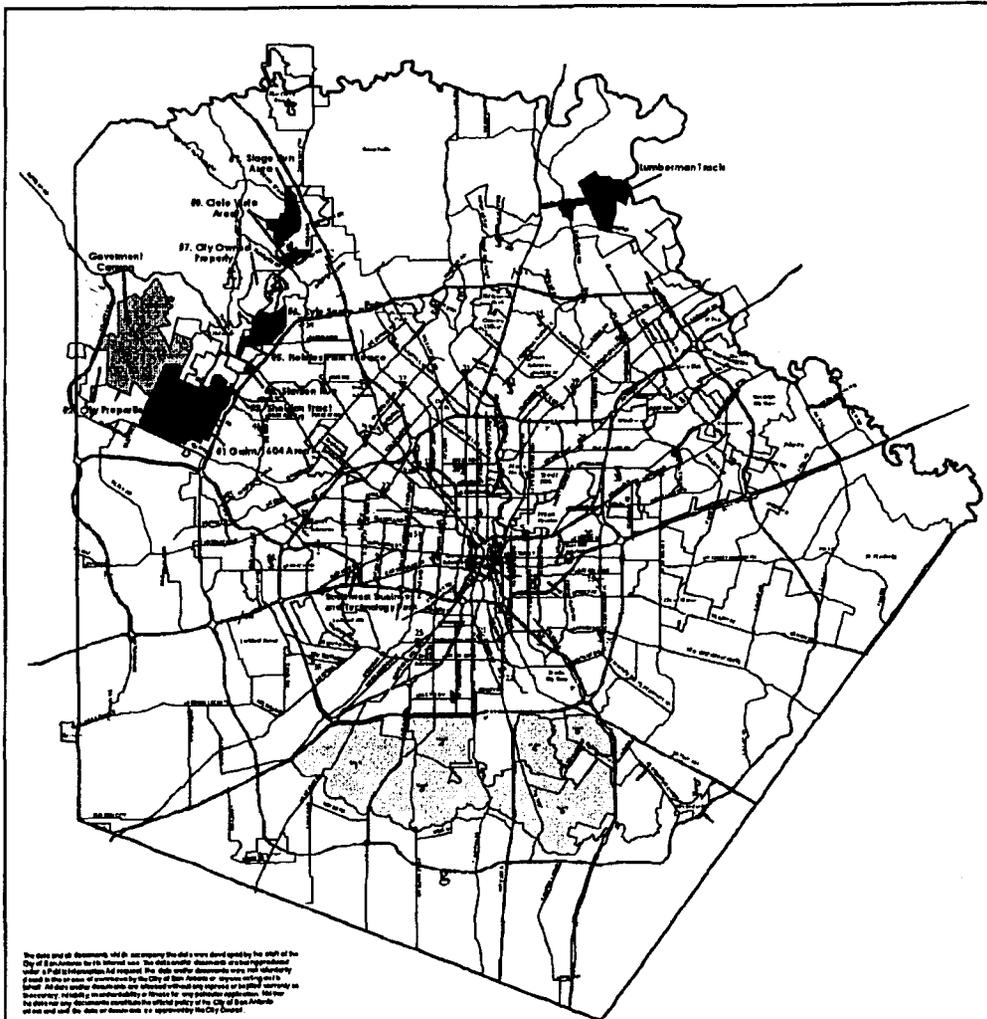
Background & Schedule

- Council adopted 2002 Annexation Plan and schedule 8/22/02
- Council held first public hearing 9/05/02
- Council held second public hearing 9/12/02
- First Reading of the Ordinances 10/10/02
- Second & final reading of Ordinances 11/21/02
- Effective Date of Annexation 12/31/02

2002 Areas Data

Areas	Population	Acres	Sq. Mi.	Housing Units	Council District
Government Canyon/Galm Rd					
1. Galm Rd/Loop 1604 Area	712	6,025	9.41	253	7
2. Government Canyon/City Properties	0	10,283	16.07	0	7
3. Sheldon Tract	0	244	0.38	0	7
Thrift Tract/Kyle Seale					
4. Stanton Run Subdivision	701	73	0.11	249	7
5. Helotes Park Terrace Area	140	146	0.23	54	8
6. Kyle Seale/1604 Area	255	1,312	2.05	98	8
7. Thrift Tract/City owned Property	0	1,279	2.00	0	8
IH 10 West					
8. Cielo Vista Area	246	1,473	2.30	110	8
9. Stage Run Subdivision	0	142	0.22	0	8
Hwy 281 North					
10. Lumbermen Tracts	0	2,694	4.21	0	10
Southside Initiative- Limited Purpose Annex.					
11. Southside Initiative Areas	3,352	36,458	56.97	1,038	3 & 4
Total	5,406	60,129	93.95	1,802	

2002 ANNEXATION STUDY AREAS



The data and all measurements, and all accompanying data were developed by the staff of the City of San Antonio. The City of San Antonio is not responsible for the accuracy of the data or the results of the analysis. The City of San Antonio is not responsible for the accuracy of the data or the results of the analysis. The City of San Antonio is not responsible for the accuracy of the data or the results of the analysis.



- POLICE STATIONS
- FIRE STATIONS
- CITY OF SAN ANTONIO
- FULL PURPOSE ANNEXATION
- LIMITED PURPOSE ANNEXATION
- CITY PROPERTIES
- GOVERNMENT CANYON

Staff Recommendation

- Staff recommends approval.

2009-09-10-0696

AN ORDINANCE

AUTHORIZING THE TRANSFER OF APPROXIMATELY 3,000 ACRES ADJACENT TO THE GOVERNMENT CANYON STATE NATURAL AREA IN BEXAR COUNTY, TEXAS TO THE TEXAS PARKS AND WILDLIFE DEPARTMENT WHILE RESERVING AN AQUIFER-PROTECTION CONSERVATION EASEMENT AND NEGOTIATING THE TRANSFER OF U.S. FISH AND WILDLIFE DEPARTMENT ENDANGERED-SPECIES MITIGATION CREDITS FOR THE USE AND BENEFIT OF CAMP BULLIS.

* * * * *

WHEREAS, the City has previously acquired fee-simple title to several tracts ("Properties," as hereinafter defined) for the purpose of protecting and enhancing quantity and quality of aquifer recharge arising from the Properties; and

WHEREAS, the City does not currently have resources to protect and manage the Properties for the purposes of protecting and enhancing aquifer recharge or opening the lands for park uses; and

WHEREAS, the Properties are all adjacent to the Government Canyon State Natural Area managed by the Texas Parks and Wildlife Department ("TPWD"); and

WHEREAS, TPWD is better equipped than the City to manage the Properties consistent with the City's goals and has offered to manage the Properties if they are conveyed to TPWD in fee; and

WHEREAS, while not imperiling quantity and quality of aquifer recharge from the Properties, if TPWD acquires the Properties, it can also integrate them with the Government Canyon State Natural Area so as to provide enhanced recreational opportunities for the citizens of the state; and

WHEREAS, while not imperiling quantity and quality of aquifer recharge from the Properties, if TPWD acquires the Properties, it can also take steps to protect endangered species habitat on the Properties, thereby giving rise to the potential for endangered-species-mitigation credits arising from the Properties, which the City could then use to further other public purposes; and

WHEREAS, the City of San Antonio wishes to enter into an arrangement such as that described above with TPWD; **NOW THEREFORE**,

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

SECTION 1. The City Manager and her designee, severally, are authorized to convey to the Texas Parks and Wildlife Department the following tracts ("Properties");

ATTACHMENT B

- A. A 709.6-acre tract, more or less, out of a 906.71 acre tract as recorded in Volume 7034, Page 350 of the Official Records of Real Property of Bexar County, Texas, as more particularly described on **Attachment A** (Gallagher Tract A).
- B. A 0.689-acre tract, more or less, being a portion of State Highway 211 right of way, as recorded in Volume 4628, Page 1979 of the Official Records of Real Property, Bexar County, Texas, as more particularly described on **Attachment B** (Gallagher Tract B).
- C. A 50-acre tract, more or less, out of Mrs. S.E. Thomason Survey No. 403, Abstract No. 1189, and out of the R. Hernandez Survey No. 401 ½, Abstract No. 331, as recorded in Volume 7354, Page 1044 of the Real Property Records of Bexar County, Texas, as more particularly described on **Attachment C** (Hampton Tract).
- D. A 592.9-acre tract, more or less, out of a 1,229.15-acre tract described in a conveyance to Iron Horse Canyon, Ltd and recorded at Volume 8061, Page 1257, Official Public Records of Real Property of Bexar County, Texas, as more particularly described on **Attachment D** (Iron Horse Tract).
- E. An access easement over and across a 0.8394-acre tract, more or less, out of a 1,229.15-acre tract described in a conveyance to Iron Horse Canyon, Ltd and recorded at Volume 8061, Page 1257 of the Official Public Records of Real Property of Bexar County, Texas, as more particularly described on **Attachment E** (Iron Horse Access Easement Tract).
- F. A 110.448-acre tract, more or less, out of the P. De La Garza Survey No. 373, Abstract No. 449, H. Dahme Survey No. 256 ¾, Abstract No. 205, Bexar County, Abstract No. 1899, Medina County, as recorded in Volume 11348, Page 1330 of the Official Public Records of Real Property of Bexar County, Texas, as more particularly described on **Attachment F** (Laredo Culebra Tract A).
- G. A 55.477-acre tract, more or less, out of the H. Dahme Survey No. 256 ¾, Abstract No. 205, Bexar County and Abstract No. 1899, Medina County, C. Zitelmann Survey No. 386, Abstract No. 989, Bexar County; S.E. Thomson Survey No. 403, Abstract 680, Bexar County; S.E. Thomson Survey No. 403, Abstract No. 1189, Bexar County and Abstract No. 1899, Medina County, as recorded in Volume 4071, Page 1990 of the Official Public Records of Real Property of Bexar County, Texas, as more particularly described on **Attachment G** (Laredo Culebra Tract B).
- H. An ingress-egress easement over and across a 0.56-acre tract, more or less, out of the S.E. Thomson Survey No. 403, Abstract No. 1189, Bexar County and Abstract No. 1899, Medina County and the S.E. Thomson Survey No. 403, Abstract No. 1189, Bexar County and Abstract No. 1899, Medina County, as recorded in Volume 4071, Page 1990 of the Official Public Records of Real Property of Bexar County, Texas, as more particularly described on **Attachment H** (Laredo Culebra Ingress-Egress Easement Tract).
- I. A 169-acre tract, more or less, out of the S.E. Thomason Survey No. 403, Abstract No. 1189 (Bexar County), Abstract No. 1476 (Medina County), and the R. Hernandez Survey No. 401 ½, Abstract 331 (Bexar County), Abstract No. 1945 (Medina County), as recorded in Volume 7157, Page 44 of the Real Property Records of Bexar County, Texas, as more particularly described on **Attachment I** (Mayberry Tract A).

- J. A 176.11-acre tract, more or less, out of the S.E. Thomason Survey No. 403, Abstract No. 1189 (Bexar County), Abstract No. 1476 (Medina County), and the R. Hernandez Survey No. 401 ½, Abstract 331 (Bexar County), Abstract No. 1945 (Medina County), as recorded in Volume 7157, Page 44 of the Real Property Records of Bexar County, Texas, as more particularly described on **Attachment J** (Mayberry Tract B).
- K. An undivided 15% interest in a 400.168-acre tract, more or less, conveyed to Mabe-4444 Belfort, LC in a general warranty deed recorded at Volume 8825, Pages 797-803, Official Public Records of Real Property of Bexar County, Texas, as more particularly described on **Attachment K** (Trust for Public Land Tract).
- L. A nonexclusive vehicular and pedestrian access easement over and across a 20.834-acre tract, more or less, being out of the remainder of a 436.95-acre tract conveyed to Mabe-Canyon Ranch, LC, recorded in Volume 8394, Pages 952-960, Official Public Records of Real Property of Bexar County, Texas, as more particularly described on **Attachment L** (Trust for Public Land Access Easement Tract).
- M. A 1,023.889-acre tract, more or less, located partially within the Mrs. S.E. Thomason Survey, Abstract No. 1189, County Block No. 4454, partially within the Hrs. French S. Gray Survey, Abstract No. 850, County Block 4461, partially within the Tyler Tap Railroad Company Survey, Abstract No. 917, County Block 4455, partially within the C. Zizelmann Survey, Abstract No. 986, County Block 4456, partially within the C. Zizelmann Survey, Abstract No. 989, County Block 4453 and partially within the William F. Mead Survey, Abstract No. 508, County Block 4452, as recorded in Volume 2882, Page 2315 of the Bexar County Real Property Records, as more particularly described on **Attachment M** (Windgate Tract A).
- N. A 9.347-acre tract, more or less, located partially within the William F. Mead Survey, Abstract No. 507, County Block 4499, partially within the J.J. Sanchez Survey, Abstract No. 666, County Block 4451, and partially within the William F. Mead Survey, Abstract No. 508, County Block 4452, as recorded in Volume 3135, Page 253 of the Bexar County Real Property Records, as more particularly described on **Attachment N** (Windgate Tract B).
- O. A nonexclusive, perpetual ingress-egress easement over a 0.873-acre tract, more or less, located wholly within the J.J. Sanchez Survey, Abstract No. 666, County Block 4451, as recorded in Volume 3218, Page 1758 of the Bexar County Real Property Records, as more particularly described on **Attachment O** (Windgate Access Easement Tract).
- P. A 6.439-acre tract, more or less, out of the H. Dahme Survey No. 256 ¾, Abstract No. 1899, Medina County, Texas, as recorded in Volume 423, Page 679 of the Official Public Records of Medina County, Texas, as more particularly described on **Attachment P** (Dreiss Tract).

SECTION 2. The conveyances to Texas Parks and Wildlife must be subject to a conservation easement designed to protect the quantity and quality of aquifer recharge from the Properties and must reserve to the City the right to use or direct the use of endangered-species-mitigation credits arising from the Properties.

SECTION 3. The City Manager and her designee, severally, are authorized to negotiate with the U.S. Fish and Wildlife Service, the U.S. Army, and other interested parties regarding use of the endangered-species-mitigation credits arising from the Properties, including but not limited to their use to compensate for endangered-species habitat disruption arising from military activities at Camp Bullis.

SECTION 4. This ordinance becomes effective 10 days after passage, unless it receives the eight votes requisite to immediate effectiveness under City Code of San Antonio § 1-15, in which case it becomes effective immediately.

PASSED AND APPROVED this 10th day of September 2009.



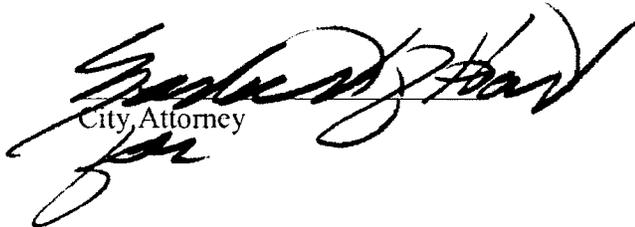
M A Y O R

Attest:



City Clerk

Approved As To Form:



City Attorney

Agenda Item:	5						
Date:	09/10/2009						
Time:	09:49:51 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance authorizing the transfer of approximately 3,000 acres adjacent to the Government Canyon State Natural Area in Bexar County, Texas to the Texas Parks and Wildlife Department while reserving an aquifer-protection conservation easement and negotiating the transfer of U.S. Fish and Wildlife Department endangered-species mitigation credits for the use and benefit of Camp Bullis. [Pat DiGiovanni, Deputy City Manager; Xavier Urrutia, Director, Parks & Recreation]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x				
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4		x			x	
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				x
John G. Clamp	District 10		x				

FIELD NOTES FOR A 709.6 ACRE TRACT

BEING A 709.6 acre tract of land out of a 906.71 acre tract as recorded in Volume 7034, Page 350 of the Official Records of Real Property of Bexar County, Texas being out of the George W. Garpett Survey No. 176 1/2, Abstract No. 287, County Block 4494, Alexander Ewing Survey No. 176, Abstract No. 222, County Block 4505, SA & MG Railroad Survey No. 176 1/4, Abstract No. 1185, County Block 4493, William Byerly Survey No. 172, Abstract No. 86, County Block 4490, and the Pablo Solis Survey No. 176 3/4, Abstract 700, County Block 4489, Bexar County, Texas, said 709.6 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod with yellow "ACES" cap at 12" cedar fence post for the southeast corner of a called 631.64 acre tract and southwest corner of a called 731.15 acre tract both recorded in Volume 6969, Page 1618 of the Official Records of Real Property of Bexar County, Texas and the northeast corner of a called 2179.29 acre tract recorded in Volume 3679, Page 1480 of the Official Records of Real Property of Bexar County, Texas, and also being the northwest corner of said 906.71 acre tract and the herein described tract;

THENCE South 78° 50' 50" East, a distance of 1398.00 feet with fence and common line of said 731.15 acre tract and said 906.71 acre tract, to set MAG nail in rock at 12" cedar fence post;

THENCE North 84° 44' 57" East, a distance of 634.00 feet with fence and common line of said 731.15 acre tract and said 906.71 acre tract, to a set 1/2" iron rod with yellow "ACES" cap at T-post;

THENCE North 84° 55' 10" East, a distance of 1305.44 feet with fence and common line of said 731.15 acre tract and said 906.71 acre tract, to a set 1/2" iron rod with yellow "ACES" cap at 6" cedar post;

THENCE North 61° 09' 57" East, a distance of 141.45 feet with fence and common line of said 731.15 acre tract and said 906.71 acre tract, to a set 1/2" iron rod with "ACES" cap at 3-way fence corner for the northeast corner of the herein described tract;

THENCE South 33° 39' 31" East, a distance of 3255.67 feet crossing said 906.71 acre tract with fence to a set 1/2" iron rod with "ACES" cap on the west right-of-way line of State Highway 211, a variable width right-of-way, minimum of 400 feet, as recorded in Volume 4628, Page 1979 of the Official Records of Real Property of Bexar County, Texas (and basis of bearings) for the east corner of the herein described tract;

THENCE South 20° 50' 07" West, a distance of 66.71 feet along and with the west right-of-way of said State Highway 211 to a point near fence post being an angle point of the herein described tract;

THENCE South 18° 01' 23" West, a distance of 695.14 feet continuing along and with the west right-of-way of said State Highway 211 to a point near fence post being a corner of the herein described tract;

THENCE South 64° 11' 32" West, a distance of 173.28 feet continuing along and with the west right-of-way of said State Highway 211 to a Type 1 Texas Department of Transportation monument being an angle point of the herein described tract;

THENCE South 18° 01' 23" West a distance of 120.00 feet continuing along and with the west right-of-way of said State Highway 211 to a Type 1 Texas Department of Transportation monument being an angle point of the herein described tract;

THENCE South 28° 08' 46" East a distance of 173.28 feet continuing along and with the west right-of-way of said State Highway 211 to a point near fence post being an angle point of the herein described tract;

THENCE South 18° 01' 23" West a distance of 2040.00 feet continuing along and with the west right-of-way of said State Highway 211 to a point near fence post being an angle point of the herein described tract;

THENCE South 10° 25' 42" West a distance of 378.32 feet continuing along and with the west right-of-way of said State Highway 211 to a point near fence post being an angle point of the herein described tract;

THENCE South 18° 43' 09" West a distance of 825.06 feet continuing along and with the west right-of-way of said State Highway 211 to a point near fence post being an angle point of the herein described tract;

THENCE South 18° 42' 49" West a distance of 494.34 feet continuing along and with the west right-of-way of said State Highway 211 to a found 1/2" iron rod with "ACES" cap being the east corner of a 20.00 acre tract as recorded in Volume 7967, Page 1957 of the Official Records of Real Property of Bexar County, Texas and being the southeast corner of the herein described tract;

THENCE North 71° 18' 06" West a distance of 1394.40 feet departing the west right-of-way of said State Highway 211 and with fence and northeast line of said 20.00 acre tract to a found 1/2" iron rod with "ACES" cap at fence corner for the north corner of said 20.00 acre tract;

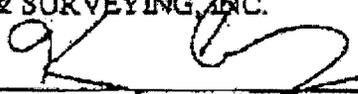
THENCE South 18° 39' 15" West a distance of 597.69 feet with fence and northwest line of said 20.00 acre tract to a found 1/2" iron rod with "ACES" cap at 3-way fence corner for the northeast corner of a called 162.13 acre tract as recorded in Volume 6680, Page 1094 the Official Records of Real Property of Bexar County, Texas for an interior corner of said 906.71 acre tract and the south corner of the herein described tract;

THENCE North 71° 20' 02" West a distance of 2313.02 feet with fence and common line of said 162.13 acre tract and said 906.71 acre tract, to found 1/2" iron rod with Simpson cap at 3-way fence post being on the east line of a called 2179.29 acre tract as recorded in Volume 3679, Page 1480 of the Official Records of Real Property of Bexar County, Texas, the northwest corner of said 162.13 acre tract and the southwest corner of said 906.71 acre tract and the herein described tract;

THENCE North 00° 27' 27" West, a distance of 6737.20 feet with fence and the common line of said 2179.29 acre tract and said 906.71 acre tract to the POINT OF BEGINNING and containing 709.6 acres, more or less, in Bexar County, Texas.

Plat of survey provided.

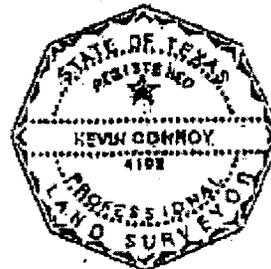
ALAMO CONSULTING ENGINEERING
& SURVEYING, INC.


Kevin Conroy, R.P.L.S. #4198

June 19, 2003

Revised: 7/21/03

Job No: 12109



Attachment B

DESCRIPTION OF TRACT 3

A 0.689 of one acre of land being a portion of State Highway 211 right-of-way, being a portion of that certain tract of land conveyed to the State of Texas of record in Volume 4628, Page 1979 of the Official Public Records of Real Property, Bexar County, Texas, and being a portion of the George W. Garnett Survey No. 176 1/2, Abstract No. 287, C.B. 4494, Bexar County, Texas and more particularly described by metes and bounds as follows

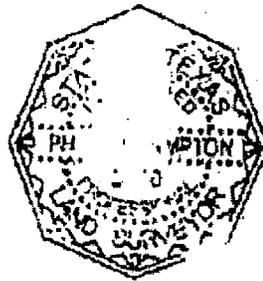
COMMENCING at 1/2 inch iron rod found in the west Right-of-way of State Highway 211 (500' Right-of-way), for the northeast corner of that certain 709.6 acre tract of land described in Volume 10382, Page 2315, to the City of San Antonio, Official Public Records of Bexar County, Texas;

- 1) THENCE South 20°50'07" West, 66.71 Feet, along the west Right-of-way of State Highway 211, and the east line of said 709.6 acre tract, to a Texas Department of Transportation type III monument found;
- 2) THENCE South 18°01'23" West, 695.14 Feet, continuing along the west Right-of-way of State Highway 211, and the east line of said 709.6 acre tract, to a Texas Department of Transportation type III monument found and being the POINT OF BEGINNING of herein described tract, which point is left 250.00 feet from and at right angle to State Highway 211 centerline station 944+00.00;
- 3) THENCE South 18°01'23" West, 360.00 Feet, over and across said State Highway 211 to a Texas Department of Transportation Type III monument found for the southeast corner of herein described tract, which point is left 250.00 feet from and at right angle to State Highway 211 centerline station 940+40.00;
- 4) THENCE North 28°08'46" West, 173.28 Feet, along the east right-of-way of said State Highway 211, same being the west line of said 709.6 acre tract, to a Texas Department of Transportation Type III right-of-way monument found for an angle point of this tract;
- 5) THENCE North 18°01'23" East, 120.00 Feet, continuing along the east right-of-way of said State Highway 211, same being the west line of said 709.6 acre tract, to a Texas Department of Transportation Type III right-of-way monument found for an angle point of this tract;

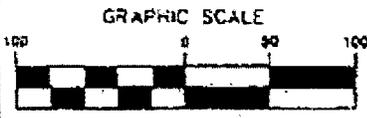
February 28 2005
Job No. 054660192.0001

- 6) THENCE North $64^{\circ}11'32''$ East, 173.28 Feet continuing along the east right-of-way of said State Highway 211, same being the west line of said 709.6 acre tract, to the POINT OF BEGINNING and containing a calculated area of 0.689 of one acre of land.

The basis of bearing recited herein is based on Texas Department of Transportation R.O.W. map. This description was prepared from a survey made on the ground by employees of SURVCON, INC. and is accompanied by a survey plat with like job number.



Philip V. Hampton 2/28/05
Philip V. Hampton, RPLS 5520

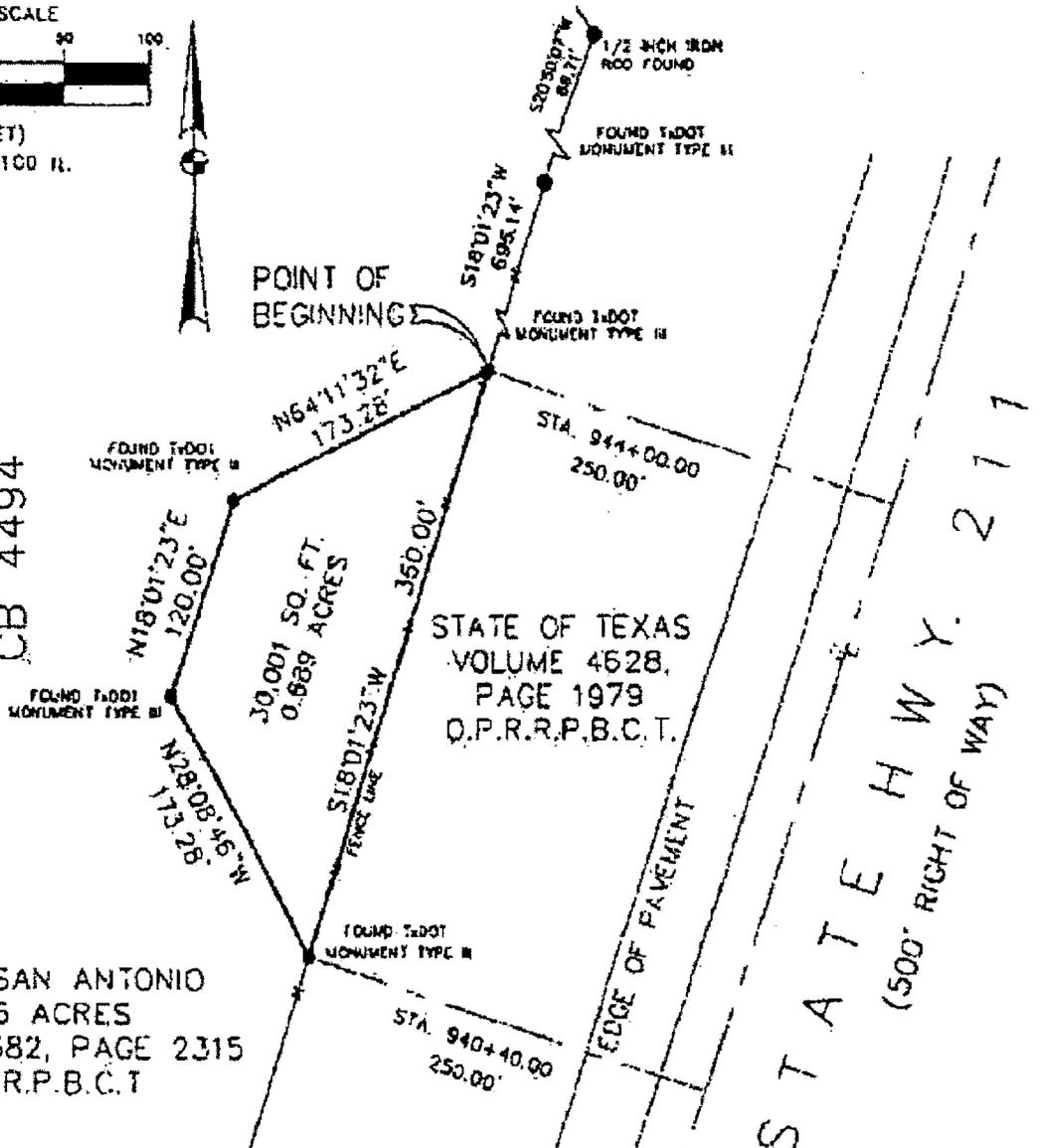


(IN FEET)
1 inch = 100 ft.



GEORGE W. GARNETT
SURVEY NO. 176 1/2
ABSTRACT NO 287
CB 4494

CITY OF SAN ANTONIO
709.6 ACRES
VOLUME 10382, PAGE 2315
O.P.R.R.P.B.C.T

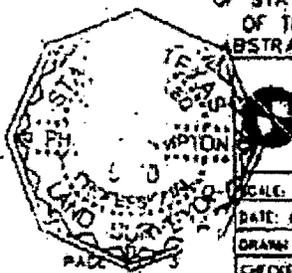


NOTES:

1. BEARINGS BASED ON A TEXAS DEPARTMENT OF TRANSPORTATION R.O.W. MAP, 3544-04-001
2. MONUMENTATION AS SHOWN
3. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT
4. THIS MAP IS AN INTERNAL RECORD DOCUMENT ITS CONTENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE
5. ADDRESS: 8615 DUTCHMAN BLVD. WEST AND 5340 HWY 161 WEST, DALLAS, TEXAS 75241

I HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION IS BASED ON AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

Philip V. Hampton
PHILIP V. HAMPTON, RPLS 3320
SURVCON, INC.
5800 Park Ten Boulevard, Suite 160 S
San Antonio, Texas, 78213



LEGEND

O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY,
BEXAR COUNTY, TEXAS
CB. COUNTY BLOCK

SURVEY PLAT FOR

TRACT 3
BEING 0.689 OF ONE ACRE OF LAND, BEING A PORTION OF STATE HIGHWAY 211 RIGHT-OF-WAY, AND A PORTION OF THE GEORGE W. GARNETT SURVEY NO. 176 1/2, ABSTRACT NO. 287, C.B. 4494, BEXAR COUNTY, TEXAS.

SURVCON INC.
PROFESSIONAL SURVEYORS

SAN ANTONIO, TEXAS 78213
5800 PARK TEN BLVD., SUITE 160-S (210) 256-2000

SCALE: 1"=100'	JOB #: 05160192.0001
DATE: 02/28/2005	F.B. # 54 WSC J3
DRAWN BY: PVA	CAD DATE: 02/28/05
CHECKED BY: JCG	CAD FILE: WLL SH211 WESC.DWG

SURVCON, INC. 5800 PARK TEN BLVD., SUITE 160-S, SAN ANTONIO, TEXAS 78213 (210) 256-2000

Attachment C

Being 50.00 acres of land, more or less, located in Bexar County, Texas being out of and part of the Mrs. S. E. Thomason Survey No. 403, Abstract No. 1189 and out of and part of the R. Hernandez Survey no. 401 1/2, Abstract No. 331. Said 50.00 acres being out of a 176.50 acre tract described in Volume 7354 Page 1044 of the Real Property Records of Bexar County, Texas. Said 50.00 acres being more particularly described as follows:

BEGINNING at a found concrete nail on the Northwest right-of-way line of State Highway 211. Said point being at the easternmost corner of said 176.50 acre tract;

THENCE along said Northwest right-of-way line, South 20 degrees 43 minutes 24 seconds West, a distance of 237.76 feet to a found right-of-way monument (type III);

THENCE continuing along said right-of-way line, South 12 degrees 08 minutes 23 seconds West, a distance of 177.52 feet to a set 1/2 inch iron pin with a red cap stamped "Overby Descamps";

THENCE departing said right-of-way line, North 77 degrees 55 minutes 14 seconds West, a distance of 2269.43 feet to a set 1/2 inch iron pin with a red cap stamped "Overby Descamps" on the common line between this tract and a 169.00 acre tract described in Volume 9352 Page 1920 of the Real Property Records of Bexar County, Texas;

THENCE along said common line for the following calls:

North 00 degrees 27 minutes 19 seconds West, a distance of 967.49 feet to a fence corner;

North 48 degrees 37 minutes 53 seconds East, a distance of 274.83 feet to a found concrete nail;

South 82 degrees 16 minutes 55 seconds East, a distance of 664.17 feet to a found 1/2 inch iron pin with a red cap stamped "Overby Descamps";

South 60 degrees 16 minutes 57 seconds East, a distance of 320.00 feet to a found concrete nail;

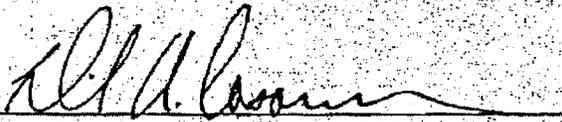
South 45 degrees 27 minutes 45 seconds East, a distance of 1213.81 feet to a found 1/2 inch iron pin with a red cap stamped "Overby Descamps";

THENCE continuing along said common line, South 69 degrees 16 minutes 47 seconds East, a distance of 364.39 feet to the POINT OF BEGINNING and containing 50.00 acres of land, more or less.

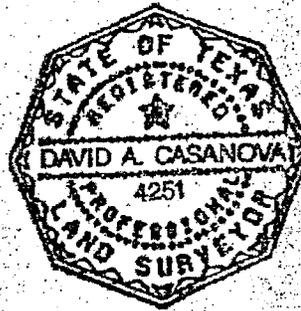
A survey drawing of this description has been prepared.

Bearings are based on the Deed for an 854.95 acre tract recorded in Volume 7157, Page 44 of the Real Property Records of Bexar County, Texas.

October 31, 2000



David A. Casanova
Registered Professional Land Surveyor No. 4251



Attachment D

A 592.9 acre, or 25,825,000 square feet, tract of land out of a 1229.15 acre tract described in conveyance to Iron Horse Canyon Ltd. in Volume 8061, Page 1257 of the Official Public Records of Real Property of Bexar County, Texas out of the Manuel Gomez Survey No. 7, Abstract 1045, County Block 4518, the T.C. Railroad Survey No.9, Abstract 1026, County Block 4519, the F. Marin Survey No. 224 $\frac{1}{3}$, Abstract 972, County Block 4521, and the J. Hoffman Survey No. 10, Abstract 1209, County Block 4520 all in Bexar County, Texas. Said 592.9 acres being more particularly described as follows:

- BEGINNING: at a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" on the east line of said 1229.15 acre tract, on the west line of Lot 37 of the Helotes Ranch Acres recorded in Volume 2575, Page 208 of the Deed and Plat Records of Bexar County, Texas, said point being the southeast corner of this tract at State Plane Coordinate North:13,756,435.6 feet, East:2,063,309.7 feet, established from the NAD83 positions of Miller Oblate and Bitters, from which a found 1" iron pipe, the south corner of said Lot 37, the south corner of the Santiago Marino Survey No. 222 $\frac{1}{4}$, bears S 12°48'37", a distance of 419.37 feet;
- THENCE: N 39°33'18"W, bearings established from the State Plane Coordinate system established for the Texas South Central Zone from the North American Datum of 1983 (NAD83), departing said line, a distance of 1620.81 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson";
- THENCE: N 71°42'21" W, a distance of 1012.47 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson";
- THENCE: S 70°34'51" W, a distance of 743.01 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson";
- THENCE: N 73°06'37" W, a distance of 1195.79 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson";
- THENCE: S 62°27'25" W, a distance of 717.56 feet to a set nail in rock;
- THENCE: S 26°09'41" W, a distance of 490.83 feet to a set nail in rock;
- THENCE: S 03°24'45" W, a distance of 1109.79 feet to a found $\frac{1}{2}$ " iron rod at the northeast corner of that 1396.06 acre tract described in conveyance to Milton Davis and Ruth Dakin Davis in Volume 1931, Page 199.201 of the Deed Records of Bexar County, Texas, a reentrant corner of said 1229.15 acre tract;
- THENCE: Generally with fence, following the calls for said 1229.15 acre tract, said 1396.06 acre tract calling for "with fence S 66° 10' E, 1680 varas the following calls and distances:
- N 66°51'10"W, a distance of 429.43 feet to a fence post, called 60d nail not found;
- N 65°43'36"W, a distance of 1791.33 feet to a found 60d nail;
- N 66°36'12"W, a distance of 361.18 feet to a found 60d nail;
- N 65°38'55"W, a distance of 750.93 feet to a found 60d nail;

THENCE: N 66°09'08"W, a distance of 1272.45 feet to a 3" pipe post found in the east line of a 400.00 acre tract described in conveyance to Criswell, Thomas and Woods in Volume 2276, Page 574-578 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 14°39'19"E, generally with fence a distance of 3733.71 feet to a found ½" iron rod at fence corner, an angle point in the south line of that 436.95 acres conveyed to Texas Realty Advisors in Volume 5356, Page 1553-1557 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 84°31'56"E, a distance of 3303.05 feet to a found ½" iron rod, no cap found, by deed for said 436.95 acre tract a called distance of 3300.96 feet, ;

THENCE: S 84°31'44"E, a distance of 1733.70 feet to a found ½" iron rod at the southeast corner of that 114.068 acre tract described in conveyance to Los Reyes, Inc. in Volume 7702, Page 368-377 of the Official Public Records of Real Property of Bexar County, Texas, by said deed a distance of 1733.65 feet, at the southwest corner of Lot 95 of the Los Reyes Subdivision Unit 6 recorded in Volume 9538, Page 185-188 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 85°45'03"E, along and with the south line of said Lot 95 a distance of 112.93 feet to a found railroad spike at the northwest corner of Lot 81 of said Unit 6 ;

THENCE: S 38°20'35"E, a distance of 649.44 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the north corner of Lot 147 of the Los Reyes Canyon Unit 10A recorded in Volume 9541, Page 186 of the Deed and Plat Records of Bexar County, Texas

THENCE: Along and with the west line of Lot 147 of said Los Reyes Unit 10A the following calls and distances:

S 51°47'04"W, a distance of 151.59 feet to a found ½" iron rod;

S 05°14'04"W, a distance of 199.72 feet to a found railroad spike, by plat a called distance of 200.00 feet;

S 24°38'12"W, a distance of 300.24 feet to a found ½" iron rod, by plat a called distance of 300.00 feet;

S 32°14'39"E, a distance of 230.09 feet a found ½" iron rod, by plat a called distance of 230.00 feet, the northwest corner of Lot 157 of the Los Reyes Canyons Unit 10B recorded in Volume 9543, Page 201-203 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Along and with the west line of said Unit 10B the following calls and distances:

S 21°29'43"W, a distance of 639.80 feet to a found ½" iron rod, by plat a called distance of 640.00 feet;

S 13°57'41"E, a distance of 339.85 feet to a found ½" iron rod, by plat a called distance of 340.00 feet;

S 25°55'16"E, a distance of 660.31 feet to a found PK nail, by plat a called distance of 660.00 feet;

S 87°24'57"E, a distance of 1500.17 feet to a found ½" iron rod, by plat a distance of 1500.37 feet, at the southwest corner of Lot 137 of the Los Reyes Canyons Unit 2 recorded in Volume 9541, Page 38 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 87°27'05"E, a distance of 368.54 feet to a found ½" iron rod at the southeast corner of Lot 136 of said Unit 2, an angle point in the west line of Lot 40 of the aforementioned Helotes Ranch Acres;

THENCE: Along and with the west line of Helotes Ranch Acres the following calls and distances:
N 73°56'00"E, a distance of 26.34 feet to a found ½" iron rod, by plat a called distance of 26.5 feet;

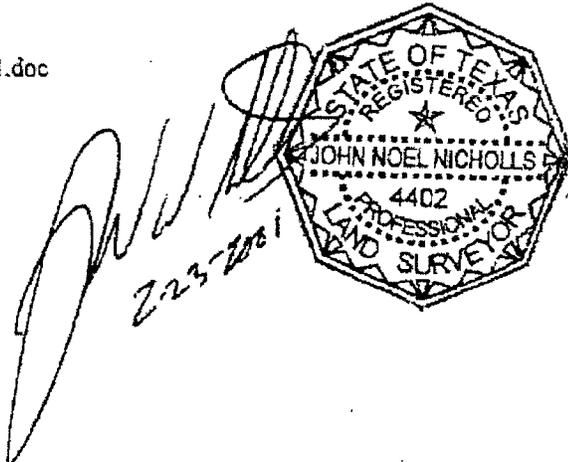
THENCE: S 74°48'49"E, a distance of 67.98 feet to a fence post, by plat a called distance of 67.5 feet;

THENCE: S 49°02'44"E, a distance of 82.10 feet to a found ½" iron rod, by plat a called distance of 82.1 feet;

THENCE: S 47°05'44"E, a distance of 93.69 feet to a 16" Live Oak, by plat a called distance of 93.0 feet;

THENCE: S 12°48'37"E, at the called 170.0 feet passing an iron pipe found for the southwest corner of said Lot 40 and continuing for a total distance of 1829.08 feet to the POINT OF BEGINNING and containing 592.9 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc..

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: February 19, 2001
JOB No.: 9120-01
DOC.ID.: N:\Survey01\1-9200\9120-01\9120-01.doc



Attachment E

A 0.8394 acre, or 36,565 square feet, tract of land out of a 1229.15 acre tract described in conveyance to Iron Horse Canyon Ltd. in Volume 8061, Page 1257 of the Official Public Records of Real Property of Bexar County, Texas out of the Manuel Gomez Survey No. 7, Abstract 1045, County Block 4518, the T.C. Railway Company Survey No.9, Abstract 1026, County Block 4519, the F. Marin Survey No. 224 1/2, Abstract 972, County Block 4521, and the J. Hoffman Survey No. 10, Abstract 1209, County Block 4520 all in Bexar County, Texas. Said 0.8394 acres being more particularly described as follows:

COMMENCING at a set 1/2" iron rod with yellow cap marked "Pape-Dawson" on the east line of said 1229.15 acre tract, on the west line of Lot 37 of the Helotes Ranch Acres recorded in Volume 2575, Page 208 of the Deed and Plat Records of Bexar County, Texas, said point being at State Plane Coordinate North:13,756,435.6 feet, East:2,063,309.7 feet, established from the NAD83 positions of Miller Oblate and Bitters, from which a found 1" iron pipe, the south corner of said Lot 37, the south corner of the Santiago Marino Survey No. 222 1/2, bears S 12°48'37", a distance of 419.37 feet;

THENCE: N 39°33'18"W, bearings established from the State Plane Coordinate system established for the Texas South Central Zone from the North American Datum of 1983 (NAD83), departing said line, a distance of 1620.81 feet to a set 1/2" iron rod with cap marked "Pape-Dawson";

THENCE: N 71°42'21" W, a distance of 1012.47 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

THENCE: S 70°34'51" W, a distance of 743.01 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

THENCE: N 73°06'37" W, a distance of 931.81 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson" for the POINT OF BEGINNING at the northeast corner of the herein described easement;

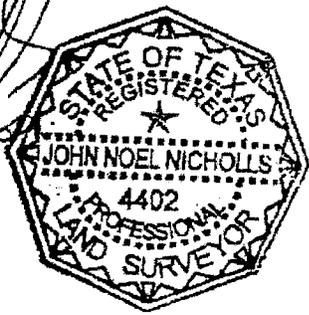
THENCE: S 03°51'58"W, 355.68 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson" on the north line of a proposed .50-foot right of way;

THENCE: Along and with the north line of said right-of-way and the arc of a curve to the left, said curve having a radial bearing of S 08°37'30" W, a radius of 650.00 feet, a central angle of 8°49'25", a chord bearing and distance of N 85°47'12" W, 100.00 feet, a distance of 100.10 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

THENCE: N 03°51'58"E, departing the north line of said proposed right-of-way, a distance of 378.21 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

THENCE: S 73°06'37"E, 102.64 feet to the POINT OF BEGINNING and containing 0.8394 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: March 9, 2001
JOB No.: 9120-01
DOC.ID.: n:\Survey01\1-9120\9120-01\esmt.doc

[Handwritten Signature]
3-9-2001


VOL 8819 PG 0082

Attachment F

BEING A 110.448 ACRE TRACT OF LAND SITUATED IN MEDINA COUNTY, TEXAS, AND BEING OUT OF P. DE LA GARZA SURVEY NO. 373, ABSTRACT NO. 449, H. DAHME SURVEY NO. 256 $\frac{3}{4}$, ABSTRACT NO. 205, BEXAR COUNTY, ABSTRACT NO. 1899, MEDINA COUNTY, AND BEING A PART OF THAT CERTAIN 266.993 ACRE TRACT OF LAND DESCRIBED IN DEED TO LAREDO CULEBRA, LTD. AS DESCRIBED IN VOLUME 11348, PAGE 1330 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS, (O.P.R.R.P.B.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod found in the east line of S.H. 211, for the northwest corner of said 266.993 acre tract, same being the southwest corner of that certain 90.735 acre tract of land described in Volume 8823, Page 1378 of the Official Public Records of Real Property, Bexar County, Texas;

THENCE NORTH 89° 50' 49" EAST, leaving the east line of S.H. 211, along the said southerly line of the 90.735 acre tract, a distance of 794.51 feet to a 1/2 inch iron rod with a "SURVCON, INC." cap set for the northwest corner of that certain 55.477 acre tract described in Volume 11348, Page 1359 of the Official Public Records of Real Property, Bexar County, Texas same being the northeast corner hereof;

THENCE South 00° 23' 55" East, leaving the south line of said 90.735 acre tract, along the west line of said 55.477 acre tract, a distance of 3405.36 feet to a 1/2 inch iron rod with a "SURVCON, INC." cap set for the southwest corner of said 55.477 acre tract and the southeast corner hereof;

THENCE leaving the southeast line of said 55.477 acre tract, over and across said 266.993 acre tract, the following five (5) courses and distances:

- 1) South 39° 35' 54" West, for a distance of 399.12 feet to a 1/2 inch iron rod with a "SURVCON, INC." cap set for an angle point;
- 2) South 49° 09' 57" West, a distance of 315.60 feet to a 1/2 inch iron rod with a "SURVCON, INC." cap set for an angle point;
- 3) South 44° 15' 17" West, a distance of 662.80 feet to a 1/2 inch iron rod with a "SURVCON, INC." cap set for an angle point;
- 4) South 28° 57' 35" West, a distance of 118.76 feet to a 1/2 inch iron rod with a "SURVCON, INC." cap set for an angle point;
- 5) Thence, South 46° 03' 16" West, a distance of 148.01 feet to a 1/2 inch iron rod with a "SURVCON, INC." cap set in the east line of S.H. 211 same being the west line of said 266.993 acre tract, for the southwest corner hereof;

THENCE, along the east line of S.H. 211, same being the west line of said 266.993 acre tract, the following three (3) courses and distances:

- 1) NORTH 07° 49' 46" WEST along the said easterly line of S.H. 211, a distance of 1386.03 feet to a 1/2 inch iron rod with a "SURVCON, INC." cap set;
- 2) NORTH 06° 38' 32" WEST along the said easterly line of S.H. 211, a distance of 965.21 feet to a TxDOT Type II Monument found;
- 3) NORTH 06° 28' 54" EAST, a distance of 593.33 feet to a 1/2 inch iron rod found for the southwesterly corner of a 6.418 acre tract described in deed, as recorded in Volume 423, Page 679 of the Deed Records of Medina County, Texas;

THENCE, leaving the east line of S.H. 211, along the east line of said 6.418 acre tract, same being the west line of said 266.993 acre tract, the following five (5) courses and distances:

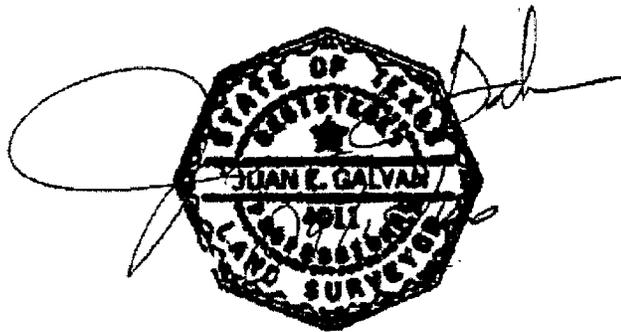
- 1) NORTH 57° 14' 21"E, a distance of 387.04 feet to a 80d nail found at the southeasterly corner of the said 6.418 acre tract;
- 2) NORTH 11° 41' 13" WEST, a distance of 215.95 feet to a 5/8-inch iron rod found;
- 3) NORTH 20° 42' 36" EAST, a distance of 67.17 feet to a 5/8-inch iron rod found;
- 4) SOUTH 65° 04' 47" EAST, a distance of 30.35 feet to a 1/2 inch iron rod with a "SURVCON, INC." cap set;
- 5) NORTH 00° 14' 28" WEST, a distance of 931.02 feet to a 1/2-inch iron rod found in the said easterly line of S.H. 211;

THENCE, NORTH 36° 49' 37" EAST, along the said east line of S.H. 211, a distance of 343.63 feet to the POINT OF BEGINNING and containing a computed area of 110.448 acres.

Note: Bearings used in this description are referenced to the west line of that certain 55.477 acre tract described in Volume 11348, Page 1359 of the Official Public Records of Real Property, Bexar County, Texas

This Metes and Bounds description is accompanied by a survey plat of a 110.448 acre tract.

SURVCON Job No. 60017563
JULY 2006



Attachment G

METES AND BOUNDS DESCRIPTION OF A 55.477 ACRE TRACT, BEING TRACT 2

BEING A 55.477 ACRE TRACT OF LAND SITUATED BEXAR COUNTY, TEXAS, AND BEING A PART OF THE H. DAHME SURVEY NO. 256 $\frac{3}{4}$, ABSTRACT NO. 205 (BEXAR), ABSTRACT NO. 1899 (MEDINA), C. ZITELMANN SURVEY NO. 386, ABSTRACT NO. 989 (BEXAR), S. E. THOMSON SURVEY NO. 403, ABSTRACT 680 (BEXAR), S. E. THOMSON SURVEY NO. 403, ABSTRACT NO. 1189 (BEXAR), ABSTRACT NO. 1899 (MEDINA), ALSO BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CULEBRA 1686 LTD. AS RECORDED IN VOLUME 4071, PAGE 1790 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS, (O.P.R.R.P.B.C.T.) AND VOLUME 62, PAGE 139 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS (O.P.R.M.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped 1/2-inch iron rod set stamped "SURVCON, INC." in the southerly line of that certain 90.735 acre tract described in deed, as recorded in Volume 8823, Page 1378 of the O.P.R.R.P.B.C.T., said capped 1/2-inch iron rod bears NORTH 89° 50' 49" EAST a distance of 794.67 feet from a 1/2-inch iron rod found at the southwesterly corner of the said 90.735 acre tract, and the easterly line of S.H. 211 as described in deed, recorded in Volume 4628, Page 1834 of the O.P.R.R.P.B.C.T.;

THENCE, NORTH 89° 50' 49" EAST (NORTH 89° 50' 06" EAST) along the said southerly line of the 90.735 acre tract, a distance of 936.37 feet to a capped 1/2-inch iron rod set stamped "SURVCON, INC." in the westerly line of that certain 1023.752 acre tract described in deed, as recorded in Volume 8698, Page 264 of the O.P.R.R.P.B.C.T.;

THENCE, SOUTH 05° 35' 05" WEST (SOUTH 05° 46' 58" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 191.37 feet (191.37 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 06° 13' 24" EAST (SOUTH 06° 07' 30" EAST) along the westerly line of the said 1023.752 acre tract, a distance of 177.28 feet (176.99 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 04° 31' 37" WEST (SOUTH 04° 26' 17" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 59.73 feet (60.42 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 00° 11' 51" EAST (SOUTH 00° 02' 24" EAST) along the westerly line of the said 1023.752 acre tract, a distance of 817.27 feet (817.00 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 04° 11' 45" EAST (SOUTH 04° 06' 09" EAST)) along the westerly line of the said 1023.752 acre tract, a distance of 165.51 feet (165.70 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 32° 04' 52" WEST (SOUTH 32° 17' 49" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 199.03 feet (199.00 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 25° 38' 37" WEST (SOUTH 25° 48' 31" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 28.97 feet (29.09 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 22° 14' 30" WEST (SOUTH 22° 39' 56" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 41.69 feet (41.52 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 19° 39' 33" WEST (SOUTH 19° 48' 46" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 105.04 feet (105.39 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 18° 06' 57" WEST (SOUTH 17° 55' 39" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 140.90 feet (140.74 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 11° 56' 07" WEST (SOUTH 12° 57' 27" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 58.67 feet (58.47 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 10° 20' 15" WEST (SOUTH 10° 32' 18" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 52.81 feet (52.90 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 02° 20' 39" WEST (SOUTH 02° 15' 25" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 77.70 feet (77.20 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 10° 17' 21" EAST (SOUTH 09° 45' 17" EAST) along the westerly line of the said 1023.752 acre tract, a distance of 71.28 feet (71.56 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 25° 03' 14" EAST (SOUTH 24° 24' 37" EAST) along the westerly line of the said 1023.752 acre tract, a distance of 92.38 feet (92.01 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 15° 01' 03" WEST (SOUTH 15° 08' 11" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 95.23 feet (95.21 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 27° 25' 52" WEST (SOUTH 27° 28' 27" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 33.90 feet (33.86 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 32° 30' 04" WEST (SOUTH 33° 02' 40" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 70.61 feet (69.88 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 34° 28' 32" WEST (SOUTH 34° 09' 47" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 84.45 feet (85.10 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 50° 13' 12" WEST (SOUTH 50° 56' 59" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 94.90 feet (94.65 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 23° 25' 48" WEST (SOUTH 22° 45' 01" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 54.72 feet (55.63 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 44° 28' 06" WEST (SOUTH 44° 42' 27" WEST) along the westerly line of the said 1023.752 acre tract, passing the southwesterly corner of the said 1023.752 acre tract at 94.9 feet and continuing in all, a distance of 255.16 feet (255.10 feet) to a 1/2-inch iron rod found;

THENCE, SOUTH 64° 12' 37" EAST (SOUTH 65° 13' 07" WEST) along the easterly line of the herein described tract, a distance of 20.01 feet (19.85 feet) to a capped 1/2-inch iron rod set stamped "SURVCON, INC.";

THENCE, SOUTH 39° 47' 33" EAST (SOUTH 39° 00' 37" EAST) continuing along the said easterly line of herein described tract, a distance of 40.54 feet (41.22 feet) to a 80d nail found at a northwesterly corner of the Geronimo Forest Subdivision (Correction Plat) as recorded in Volume 6100, Page 174-176 of the Deed and Plat Records of Bexar County, Texas;

THENCE, SOUTH 43° 35' 38" WEST (SOUTH 45° 10' 48" WEST) along the said westerly line of the Geronimo Forest Subdivision, a distance of 26.26 feet (24.77 feet) to a capped 1/2-inch iron rod set stamped "SURVCON, INC.";

THENCE, SOUTH 75° 41' 32" WEST (SOUTH 76° 20' 42" WEST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 27.90 feet (28.42 feet) to a 1/2-inch iron rod found;

THENCE, SOUTH 02° 48' 14" WEST (SOUTH 04° 04' 13" WEST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 44.33 feet (44.94 feet) to a capped 1/2-inch iron rod set stamped "SURVCON, INC.";

THENCE, SOUTH 07° 01' 09" EAST (SOUTH 05° 27' 28" EAST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 48.26 feet (48.23 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 14° 30' 09" WEST (SOUTH 16° 03' 50" WEST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 115.57 feet (115.57 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 22° 11' 50" WEST (SOUTH 23° 45' 31" WEST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 74.17 feet (74.17 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 19° 41' 45" WEST (SOUTH 21° 15' 26" EAST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 26.01 feet (26.01 feet) to a capped 1/2-inch iron rod set stamped "SURVCON, INC.";

THENCE, SOUTH 10° 39' 06" WEST (SOUTH 12° 12' 47" WEST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 77.76 feet (77.76 feet) to a 1/2-inch iron rod found;

THENCE, SOUTH 24° 05' 14" WEST (SOUTH 25° 38' 55" WEST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 22.09 feet (22.09 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 41° 26' 04" WEST (SOUTH 42° 59' 45" WEST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 56.41 feet (56.41 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 54° 01' 25" WEST (SOUTH 55° 35' 06" WEST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 59.63 feet (59.63 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 43° 26' 00" WEST (SOUTH 44° 59' 41" WEST) continuing along the said westerly line of the Geronimo Forest Subdivision, a distance of 152.33 feet (152.33 feet) to a 1/2-inch iron rod found;

THENCE, SOUTH 89° 36' 10" WEST through the said Culebra 1686 LTD. tract, a distance of 61.01 feet to a capped 1/2-inch iron rod set stamped "SURVCON, INC.";

THENCE, NORTH 00° 23' 55" WEST continuing through the said Culebra 1686 LTD. tract, a distance of 3405.36 feet to the POINT OF BEGINNING containing 55.477 acres.

Note: Bearings used in this description are referenced to the Texas State Plane Coordinate System, South Central Zone. Distances shown are surface and can be converted to grid by using a combined scale factor of 0.99987.

This Metes and Bounds description is accompanied by a survey plat of a 266.993 and a 55.477 acre tract of the same date. Calls in parenthesis denote record information.

Job No. 660083-0005

February 2005

Attachment H

BEING A 0.56 ACRE TRACT OF LAND SITUATED MEDINA COUNTY, TEXAS, AND BEING A PART OF THE S. E. THOMSON SURVEY NO. 403, ABSTRACT NO. 1189 (BEXAR), ABSTRACT 1899 (MEDINA), S. E. THOMSON SURVEY NO. 403, ABSTRACT NO. 1189 (BEXAR), ABSTRACT NO. 1899 (MEDINA), ALSO BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CULEBRA 1686 LTD. AS RECORDED IN VOLUME 4071, PAGE 1790 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS, (O.P.R.R.P.B.C.T.) AND VOLUME 62, PAGE 139 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS (O.P.R.M.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found in the easterly line of S.H. 211 as described in deed, recorded in Volume 4628, Page 1884 of the O.P.R.R.P.B.C.T. and the southerly line of that certain 90.735 acre tract described in deed, as recorded in volume 8823, page 1378 of the O.P.R.R.P.B.C.T.;

THENCE, NORTH 89° 50' 49" EAST (NORTH 89° 50' 06" EAST) along the said southerly line of the 90.735 acre tract, a distance of 794.67 feet to a capped 1/2-inch iron rod set stamped "SURVCON, INC.";

THENCE, SOUTH 00° 23' 55" EAST through the said Culebra 1686 LTD. tract, a distance of 30.00 feet to a capped 1/2-inch iron rod set stamped "SURVCON, INC.";

THENCE, SOUTH 89° 50' 49" WEST continuing through the said Culebra 1686 LTD. tract, a distance of 817.45 feet to a capped 1/2-inch iron rod set stamped "SURVCON, INC." in the said easterly line of S.H. 211;

THENCE, NORTH 36° 48' 40" EAST (NORTH 36° 49' 07") along the said easterly line of S.H. 211, a distance of 57.55 feet to the POINT OF BEGINNING containing 0.56 acres;

Note: Bearings used in this description are referenced to the Texas State Plane Coordinate System, South Central Zone. Distances shown are surface and can be converted to grid by using a combined scale factor of 0.99987.

This Metes and Bounds description is accompanied by a survey plat of a 266.993 acre tract of the same date. Calls in parenthesis denote record information.

Job No. 660083-0005
February 2005

Attachment I

Being 169.00 acres of land, more or less, located in Bexar County, Texas and being out of and part of the S.E. Thomason Survey No. 403, Abstract 1189 (Bexar County), Abstract 1476 (Medina County), and the R. Hernandez Survey No. 401 ½, Abstract 331 (Bexar County), Abstract 1945 (Medina County). Said 169.00 acres being out of the remaining portion of a 854.95 acre tract described in Volume 7157 Page 44 of the Real Property Records of Bexar County Texas and in Volume 301 Page 001 of the Official Records of Medina County, Texas and also being all of that certain 0.040 acre tract described in Volume 7479 Page 1196 of the Real Property Records of Bexar County, Texas. Said 169.00 acres being more particularly described as follows:

BEGINNING at a found ½ inch iron pin with a red cap stamped Overby Descamps at the Southern most Southeast corner of said 854.95 acre tract. Said iron pin being the East corner of said 0.040 acre tract and the Northeast corner of a 440.65 acre tract described in Volume 8092, Page 1266 of the Real Property Records of Bexar County, Texas. Said POINT OF BEGINNING being referenced by a ½ inch iron pin with a yellow cap which bears North 62 degrees 36 minutes 12 seconds West a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears North 00 degrees 27 minutes 19 seconds West a distance of 10.00 feet;

THENCE with the South line of said 0.040 acre tract, a northerly line of said 440.65 acre tract North 64 degrees 11 minutes 59 seconds West, a distance of 261.97 feet to a found PK nail at fence corner;

THENCE continuing with the South line of the 0.040 acre tract, North 60 degrees 42 minutes 05 seconds West a distance of 219.86 feet to a found ½ inch iron pin with red cap stamped Oveby Descamps at the West corner of said 0.040 acre tract and being in the common line between said 854.95 acre tract and said 440.65 acre tract, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears South 62 degrees 36 minutes 12 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears South 54 degrees 47 minutes 23 seconds West a distance of 10.00 feet.

THENCE continuing with said common line, South 54 degrees 47 minutes 23 seconds West, a distance of 165.54 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears North 54 degrees 47 minutes 23 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears North 87 degrees 18 minutes 02 seconds West a distance of 10.00 feet;

THENCE continuing with said common line, North 87 degrees 18 minutes 02 seconds West, a distance of 514.01 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears South 87 degrees 18

minutes 02 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears South 73 degrees 18 minutes 29 seconds West a distance of 10.00 feet;

THENCE continuing with said common line, South 73 degrees 18 minutes 29 seconds West, a distance of 346.32 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears North 73 degrees 18 minutes 29 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears South 82 degrees 08 minutes 39 seconds West a distance of 10.00 feet;

THENCE continuing with the said common line, South 82 degrees 08 minutes 39 seconds West, a distance of 317.35 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears North 82 degrees 08 minutes 39 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears South 87 degrees 20 minutes 22 seconds West a distance of 10.00 feet;

THENCE leaving the south line of said 854.95 acre tract and with the North line of a 0.003 acre tract described in Volume 7479 Page 1188 of the Real Property Records of Bexar County and Volume 324 Page 1186 of the Official County Records of Medina County also being the North line of said 440.65 acre tract, South 87 degrees 27 minutes 38 seconds West, a distance of 324.11 feet to a found PK nail at the West corner of said 0.003 acre tract and in the South line of the said 854.95 acre tract, said PK nail being referenced by a ½ inch iron pin with a red cap which bears South 88 degrees 44 minutes 16 seconds East a distance of 10.00 feet;

THENCE continuing with the common line between said 854.95 acre tract and said 440.65 acre tract, North 88 degrees 44 minutes 16 seconds West, a distance of 5.24 feet to a point on the County Line between Bexar and Medina Counties, Bexar County being on the East side of the line and Medina County being on the West side of the line. Said point bears North 00 degrees 07 minutes 29 seconds West a distance of 1149.31 feet from County Line Monument Number 21;

THENCE leaving the common line between said 854.95 acre tract and said 440.65 acre tract and with the County Line between Bexar County and Medina County, North 00 degrees 07 minutes 29 seconds West, a distance of 3563.31 feet to a point on the South line of a 222.36 acre tract of land described in Volume 8214 Page 1191 of the Real Property Records of Bexar County, Texas. Said point bears South 00 degrees 07 minutes 29 seconds East a distance of 592.23 feet from County Line Monument Number 22;

THENCE with the South line of said 222.36 acre tract of land, South 89 degrees 27 minutes 58 seconds East a distance of 1323.22 feet to a found iron pin with a red cap stamped Voelkel;

THENCE continuing with the South line of the 222.36 acre tract, South 74 degrees 57 minutes 32 seconds East a distance of 733.78 feet to a set ½ inch iron pin with a red cap stamped Overby Descamps;

THENCE continuing with the South line of the 222.36 acre tract, South 49 degrees 17 minutes 07 seconds East a distance of 934.44 feet to a found ½ inch iron pin with a red cap stamped Voelkel;

THENCE continuing with the South line of the 222.36 acre tract, South 82 degrees 18 minutes 58 seconds East a distance of 184.34 feet to a found ½ iron pin with red cap stamped Voelkel;

THENCE continuing with the South line of the 222.36 acre tract, South 60 degrees 16 minutes 10 seconds East a distance of 339.53 feet to a found ½ inch iron pin with a red cap stamped Voelkel;

THENCE continuing with the South line of the 222.36 acre tract South 45 degrees 27 minutes 45 seconds East a distance of 1208.91 feet to a found ½ inch iron pin with a red cap stamped Voelkel;

THENCE continuing with the South line of the 222.36 acre tract, South 69 degrees 17 minutes 56 seconds East a distance of 351.79 feet to a found ½ iron pin with red cap stamped Voelkel in the West right-of-way line of State Highway 211;

THENCE with the West right-of-way line of State Highway 211; South 20 degrees 43 minutes 24 seconds West a distance of 60.16 feet to a found concrete nail in fence post at the Eastern most Southeast corner of said 854.95 acre tract, said nail being referenced by a ½ inch iron pin with a red cap which bears North 20 degrees 43 minutes 24 seconds East a distance of 10.00 feet and a ½ inch iron pin with a red cap which bears North 69 degrees 16 minutes 47 seconds West a distance of 10.00 feet;

THENCE departing said right-of-way line and along a south line of said 854.95 acre tract and the North line of a 177.86 acre tract described in Volume 7034, Page 350 of the Real Property Records of Bexar County, Texas, North 69 degrees 16 minutes 47 seconds West, a distance of 364.39 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a red cap which bears South 69 degrees 16 minutes 47 seconds East a distance of 10.00 feet and a ½ inch iron pin with a red cap which bears North 45 degrees 27 minutes 45 seconds West a distance of 10.00 feet;

THENCE continuing along the common line between said 854.95 acre tract and said 177.86 acre tract, North 45 degrees 27 minutes 45 seconds West, a distance of 1213.81 feet to a found concrete nail, said nail being referenced by a ½ inch iron pin with a red cap which bears South 45 degrees 27 minutes 45 seconds East a distance of 10.00 feet and a ½ inch iron pin with a red cap which bears North 60 degrees 16 minutes 57 seconds West a distance of 10.00 feet;

THENCE continuing along said common line, North 60 degrees 16 minutes 57 seconds West, a distance of 320.00 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a red cap which bears South 60 degrees 16

minutes 57 seconds East a distance of 10.00 feet and a ½ inch iron pin with a red cap which bears North 82 degrees 16 minutes 55 seconds West a distance of 10.00 feet;

THENCE continuing along said common line, North 82 degrees 16 minutes 55 seconds West, a distance of 664.17 feet to a found concrete nail, said nail being referenced by a ½ inch iron pin with a yellow cap which bears South 82 degrees 16 minutes 55 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears South 48 degrees 37 minutes 53 seconds West a distance of 10.00 feet;

THENCE continuing along said common line, South 48 degrees 37 minutes 53 seconds West, a distance of 274.83 feet to a fence post, said fence post being referenced by a ½ inch iron pin with a yellow cap which bears North 48 degrees 37 minutes 53 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears South 00 degrees 27 minutes 19 seconds East a distance of 10.00 feet;

THENCE continuing along said common line, South 00 degrees 27 minutes 19 seconds East, a distance of 2569.26 feet to the POINT OF BEGINNING and containing 169.00 acres of land, more or less.

Bearings are based on the deed for the 854.95 acre tract recorded in Volume 7157, Page 44 of the Real Property Records of Bexar County, Texas and Volume 301, Page 1 of the Medina County Official Public Records.

All distances are surface horizontal.

A survey drawing of this description has been prepared.

November 14, 2001



David A. Casanova
Registered Professional Land Surveyor No. 4251
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Attachment J

Being 176.11 acres of land, more or less, located in Medina County, Texas being out of and part of the S.E. Thomason Survey No. 403, Abstract 1189 (Bexar County), Abstract 1476 (Medina County), and the R. Hernandez Survey No. 401 ½, Abstract 331 (Bexar County), Abstract 1945 (Medina County). Said 176.11 acres being out of the remaining portion of a 854.95 acre tract described in Volume 7157 Page 44 of the Real Property Records of Bexar County Texas and in Volume 301 Page 001 of the Official Records of Medina County, Texas. Said 176.11 acres being more particularly described as follows:

COMMENCING at a found ½ inch iron pin with a red cap stamped Overby Descamps at the Southern most Southeast corner of said 854.95 acre tract. Said iron pin being the East corner of a 0.040 acre tract described in Volume 7479 Page 1196 of the Real Property Records of Bexar County, Texas and the Northeast corner of a 440.65 acre tract described in Volume 8092, Page 1266 of the Real Property Records of Bexar County, Texas. Said POINT OF COMMENCEMENT being referenced by a ½ inch iron pin with a yellow cap which bears North 62 degrees 36 minutes 12 seconds West a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears North 00 degrees 27 minutes 19 seconds West a distance of 10.00 feet;

THENCE with the South line of said 0.040 acre tract, a northerly line of said 440.65 acre tract North 64 degrees 11 minutes 59 seconds West, a distance of 261.97 feet to a found PK nail at fence corner;

THENCE continuing with the South line of the 0.040 acre tract, North 60 degrees 42 minutes 05 seconds West a distance of 219.86 feet to a found ½ inch iron pin with red cap stamped Overby Descamps at the West corner of said 0.040 acre tract and being in the common line between said 854.95 acre tract and said 440.65 acre tract, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears South 62 degrees 36 minutes 12 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears South 54 degrees 47 minutes 23 seconds West a distance of 10.00 feet.

THENCE continuing with said common line, South 54 degrees 47 minutes 23 seconds West, a distance of 165.54 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears North 54 degrees 47 minutes 23 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears North 87 degrees 18 minutes 02 seconds West a distance of 10.00 feet;

THENCE continuing with said common line, North 87 degrees 18 minutes 02 seconds West, a distance of 514.01 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears South 87 degrees 18 minutes 02 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears South 73 degrees 18 minutes 29 seconds West a distance of 10.00 feet;

THENCE continuing with said common line, South 73 degrees 18 minutes 29 seconds West, a distance of 346.32 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears North 73 degrees 18 minutes 29 seconds

East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears South 82 degrees 08 minutes 39 seconds West a distance of 10.00 feet;

THENCE continuing with the said common line, South 82 degrees 08 minutes 39 seconds West, a distance of 317.35 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears North 82 degrees 08 minutes 39 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears South 87 degrees 20 minutes 22 seconds West a distance of 10.00 feet;

THENCE leaving the south line of said 854.95 acre tract and with the North line of a 0.003 acre tract described in Volume 7479 Page 1188 of the Real Property Records of Bexar County and Volume 324 Page 1186 of the Official County Records of Medina County also being the North line of said 440.65 acre tract, South 87 degrees 27 minutes 38 seconds West, a distance of 324.11 feet to a found PK nail at the West corner of said 0.003 acre tract and in the South line of the said 854.95 acre tract, said PK nail being referenced by a ½ inch iron pin with a red cap which bears South 88 degrees 44 minutes 16 seconds East a distance of 10.00 feet;

THENCE continuing with the common line between said 854.95 acre tract and said 440.65 acre tract, North 88 degrees 44 minutes 16 seconds West, a distance of 5.24 feet to the POINT OF BEGINNING of this tract, said point being on the County Line between Bexar and Medina Counties, Bexar County being on the East side of the line and Medina County being on the West side of the line. Said point bears North 00 degrees 07 minutes 29 seconds West a distance of 1149.31 feet from County Line Monument Number 21;

THENCE continuing with the common line between said 854.95 acre tract and said 440.65 acre tract, North 88 degrees 44 minutes 16 seconds West, a distance of 432.14 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears South 88 degrees 44 minutes 16 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears South 82 degrees 49 minutes 32 seconds West a distance of 10.00 feet;

THENCE continuing with said common line, South 82 degrees 49 minutes 32 seconds West, a distance of 388.87 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears North 82 degrees 49 minutes 32 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears North 81 degrees 53 minutes 02 seconds West a distance of 10.00 feet;

THENCE continuing with the said common line, North 81 degrees 53 minutes 02 seconds West, a distance of 327.04 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears South 81 degrees 53 minutes 02 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears North 75 degrees 24 minutes 48 seconds West a distance of 10.00 feet;

THENCE continuing with said common line, North 75 degrees 24 minutes 48 seconds West, a distance of 565.71 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being

referenced by a ½ inch iron pin with a yellow cap which bears South 75 degrees 24 minutes 48 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears South 85 degrees 38 minutes 22 seconds West a distance of 10.00 feet;

THENCE continuing with said common line, South 85 degrees 38 minutes 22 seconds West, a distance of 684.81 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps for the Southwest corner of the tract being described and the Southwest corner of said 854.95 acre tract and the Southeast corner of a 181.00 acre tract described in Volume 8092, Page 1266 of the Real Property Records of Bexar County, Texas, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears North 85 degrees 38 minutes 22 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears North 07 degrees 00 minutes 57 seconds East a distance of 10.00 feet;

THENCE with the West line of said 854.95 acre tract and an Easterly line of said 181.00 acre tract, North 07 degrees 00 minutes 57 seconds East, a distance of 339.56 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears South 07 degrees 00 minutes 57 seconds West a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears North 13 degrees 17 minutes 41 seconds East a distance of 10.00 feet;

THENCE continuing with said common line, North 13 degrees 17 minutes 41 seconds East, a distance of 845.74 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears South 13 degrees 17 minutes 41 seconds West a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears North 06 degrees 17 minutes 47 seconds West a distance of 10.00 feet;

THENCE continuing with said common line, North 06 degrees 17 minutes 47 seconds West, a distance of 198.86 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears South 06 degrees 17 minutes 47 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears North 22 degrees 08 minutes 24 seconds East a distance of 10.00 feet;

THENCE continuing with said common line, North 22 degrees 08 minutes 24 seconds East, a distance of 484.76 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps at the South corner of a 0.015 acre tract described in Volume 7479 page 1191 of the Real Property Records of Bexar County, Texas and Volume 0324 Page 1189 of the Official Public Records of Medina County, Texas, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears South 22 degrees 08 minutes 24 seconds West a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears North 22 degrees 22 minutes 31 seconds West a distance of 10.00 feet;

THENCE leaving the West line of the 854.95 acre tract and with the East line of the said 0.015 acre tract and the East line of said 181.00 acre tract, North 19 degrees 55 minutes 27 seconds West, a distance of 177.37 feet to a 2 inch diameter fence post;

THENCE continuing with the said East line of said 0.015 acre tract and the East line of said 181.00 acre tract, North 14 degrees 11 minutes 06 seconds West a distance of 156.71 feet to a found ½ inch iron pin

with a red cap stamped Overby Descamps in the North Corner of said 0.015 acre tract being in the West line of the 854.95 acre tract, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears South 13 degrees 42 minutes 44 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears North 30 degrees 47 minutes 14 seconds West a distance of 10.00 feet;

THENCE continuing with the West line of said 854.95 acre tract and the East line of said 181.00 acre tract, North 30 degrees 47 minutes 14 seconds West, a distance of 325.25 feet to a found ½ inch iron pin with a red cap stamped Overby Descamps, said iron pin being referenced by a ½ inch iron pin with a yellow cap which bears South 30 degrees 47 minutes 14 seconds East a distance of 10.00 feet and a ½ inch iron pin with a yellow cap which bears North 05 degrees 50 minutes 29 seconds East a distance of 10.00 feet;

THENCE continuing with said common line, North 05 degrees 50 minutes 29 seconds East, a distance of 1086.32 feet to a found ½ inch iron pin, being referenced by a ½ inch iron pin with a yellow cap which bears South 05 degrees 50 minutes 29 seconds West a distance of 10.00 feet and a ½ inch iron pin in concrete which bears North 06 degrees 54 minutes 18 seconds East a distance of 10.10 feet;

THENCE leaving the West line of the 854.95 acre tract and with the South line of a 222.36-acre tract of land described in Volume 8214 Page 1191 of the Real Property Records of Bexar County, Texas, South 89 degrees 27 minutes 58 seconds East a distance of 2122.18 feet to a point on the County Line between Bexar County and Medina County. Said point bears South 00 degrees 07 minutes 29 seconds East a distance of 592.23 feet from County Line Monument Number 22;

THENCE leaving said 222.36 acre tract and with the county line between Bexar County and Medina County, South 00 degrees 07 minutes 29 seconds East, a distance of 3563.31 feet to the POINT OF BEGINNING and containing 176.11 acres of land, more or less.

Bearings are based on the deed for the 854.95 acre tract recorded in Volume 7157, Page 44 of the Real Property Records of Bexar County, Texas and Volume 301, Page 1 of the Medina County Official Public Records.

All distances are surface horizontal.

A survey drawing of this description has been prepared.

November 14, 2001



David A. Casanova
Registered Professional Land Surveyor No. 4251
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Attachment K

A 400.168 acre, or 14,431,326 square feet more or less, tract of land being that called 400.001 acre tract conveyed to Mabe-4444 Belfort, LC in General Warranty Deed recorded in Volume 8825 Pages 797-803 of the Official Public Records of Real Property of Bexar County, Texas, also out of the D.S. Alvey Survey Number 5, Abstract 1036, County Block 4484, the W.D. Rousemavall Survey Number 3, Abstract 1065, County Block 4485 and the Manuel Gomez Survey Number 7, Abstract 1045, County Block 4518 of Bexar County Texas. Said 400.168 acre tract being more fully described as follows (with the basis of bearings being the North American Datum of 1983 (CORS 96), from the Texas Coordinate System established for the south central zone):

BEGINNING At a found $\frac{1}{2}$ " iron rod with cap stamped "Baker" at the south corner of a 75.00 acre tract recorded in Volume 9150 Page 664, on the east line of a 1121.668 acre tract conveyed to the Texas Department of Parks and Wildlife in Volume 6706 Pages 54-69 of the Official Public Records of Real Property of Bexar County, Texas, and angle point in the northwest line of said 400.001 acre tract, said point having State Plane Coordinates for said zone of N 13.760,594.52 and E 2.052,893.28 and Geographic Coordinates of 29°35'08.50" North and 98° 44'04.07" West.

THENCE: N 65°06'22"E, along and with the northwest line of said 400.001 acre tract, the southeast line of said 75.00 acres, at a distance of 622.25 feet passing the southeast corner of said 75.00 acre tract and continuing with the remaining portion of that 436.95 acre tract recorded in Volume 8394 Pages 952-960 of the Official Public Records of Real Property of Bexar County, Texas for a total distance of 2643.87 feet to a found $\frac{1}{2}$ " iron rod at the north corner of said 400.001 acre tract, the northwest corner of a 592.9 acre tract recorded in Volume 8819 Pages 72-83 of the Official Public Records of Real Property of Bexar County, Texas.

THENCE: S 14°39'19"W, along and with the west line of said 592.9 acre tract a distance of 3733.71 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" at the southwest corner of said 592.9 acre, the northwest corner of 804.618 acre tract recorded in Volume 7876 Pages 806-811 of the Official Public Records of Real Property of Bexar County, Texas.

THENCE: Along and with the west line of said 804.618 acre tract the following calls and distances:

S 14°52'54"W, a distance of 1890.72 feet to a found $\frac{1}{2}$ " iron rod;

S 15°15'31"W, a distance of 566.74 feet to a found 60D nail;

S 14°35'21"W, a distance of 1749.58 feet to a found $\frac{1}{2}$ " iron rod marked "Baker", an exterior angle point in the west line of said 804.618 acre tract, an interior angle on the northeast line of a 4702.929 acre tract recorded in Volume 5766 Pages 505-512 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 30°31'15"W, along and with the northeast line of said 4702.929 acre tract a distance of 6399.69 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" at the south corner of the aforementioned 1121.668 acre tract, the west corner of said 400.001 acre tract.

THENCE: N 73°22'10"E, along and with the southeast line of said 1121.668 acre tract a distance of 3117.11 feet to a found $\frac{1}{2}$ " iron rod marked "Baker" for an exterior angle in said line;

THENCE: N 35°24'36"W, along and with the northeast line of said 1121.668 acre tract, a distance of 198.11 feet to the POINT OF BEGINNING and containing 400.168 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

Attachment L

A 20.834 acre, or 907,529 square feet more or less, tract of land being out of the remainder of that 436.95 acre tract conveyed to Mabe-Canyon Ranch, LC recorded in Volume 8394, Page 952-960 of the Official Public Records of Real Property of Bexar County, Texas, out of the Manuel Gomez Survey No. 7, Abstract 1045, Cotinty Block 4518 of Bexar County Texas. Said 20.834 acre tract being more fully described as follows (with the basis of bearings being the North American Datum of 1983 (COR5 96), from the Texas Coordinate System established for the south central zone):

BEGINNING: At a found $\frac{1}{2}$ " iron rod at the northwest corner of a 592.9 acre tract recorded in Volume 8819 Pages 72-83 of the Official Public Records of Real Property of Bexar County, Texas, the north corner of a 400.001 acre tract recorded in Volume 8825 Pages 797-803 of the Official Public Records of Real Property of Bexar County, Texas, said point having State Plane Coordinates for said zone of N 13,761,707.23 and E 2,055,291.10 and Geographic Coordinates of 29°35'19.46" North and 98°43'36.88" West;

THENCE: S 65°06'22"W, along and with the northwest line of said 400.001 acre tract a distance of 2021.62 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" in the southeast line of a 75.00 acre tract recorded in Volume 9150 Pages 664-670 of the Official Public Records of Real Property of Bexar County, Texas from which a found $\frac{1}{2}$ " iron rod marked "Baker" at the south corner of said 75.00 acres bears S65°06'22"W a distance of 622.25 feet;

THENCE: Departing said line, along and with the southeast line of said 75.00 acre tract, the following calls and distances;

N 24°53'38"W, a distance of 71.00 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" of curvature;

Along the arc of a curve to the right, said curve having a radius of 330.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 20°06'22" E, 466.69 feet, for an arc length of 518.36 feet to a found $\frac{1}{2}$ " iron rod marked "Baker";

N 67°48'19"E, a distance of 1293.06 feet to a found "+" in rock;

N 15°50'41"W, a distance of 418.79 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson";

THENCE: S 79°45'04"E, departing the east line of said 75.00 acre tract, over and across said 436.95 acre tract a distance of 642.50 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson";

THENCE: N 86°15'50"E, a distance of 102.16 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson";

THENCE: S 14°39'19"W, 450.00 feet to the POINT OF BEGINNING and containing 20.834 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

Attachment M

A Metes and Bounds description of a 1023.889 acre tract of land situated in Bexar County, Texas: located partially within the Mrs. S. E. Thomason Survey, Abstract No. 1189, County Block No. 4454; partially within the Hrs. French S. Gray Survey, Abstract No. 850, County Block No. 4461; partially within the Tyler Tap Railroad Company Survey, Abstract No. 917, County Block No. 4455; partially within the C. Zizelmann Survey, Abstract No. 986, County Block No. 4456; partially within the C. Zizelmann Survey, Abstract 989, County Block No. 4453; and partially within the William F. Mead Survey, Abstract 508, County Block No. 4452; containing a portion of that certain 3562.605 acre tract described in instrument to F. B. Rooke and Sons recorded in Volume 2882, Page 2315 of the Bexar County Real Property Records; containing a portion of that certain 1355.0276 acre tract described in instruments to F. B. Rooke and Sons, et al, recorded in Volume 3135, Page 253; Volume 3218, Page 1680; Volume 3218, Page 1732 and Volume 3218, Page 1758 of the Bexar County Real Property Records; containing a portion of that certain 345.22 acre tract described in Instrument to Hawn Land, LTD, et al, recorded in Volume 8553, Page 1105 of the Bexar County Real Property Records; containing all of Wind Gate Bluff Subdivision, plat of which is recorded in Volume 9548, Page 123 of the Bexar County Deed and Plat Records; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found situated in the easterly right-of-way line of State Highway 211 (width varies) marking the southwestern-most corner of that certain 830.16 acre tract described in instrument to Gallagher Headquarters Ranch Development, Ltd. recorded in Volume 7034, Page 250 of the Bexar County Deed Records, and being situated in the southerly line of the Pablo Solis Survey, Abstract No. 700, County Block No. 4489;

THENCE, along the southerly line of said Pablo Solis Survey and said 830.16 acre tract, generally following the meanders of an old barbed wire fence, the following six(6) courses and distances:

1. North 88°28'26" East, 700.81 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set marking the northern-most northwest corner of the aforesaid 1355.0276 acre tract;
2. South 89°24'57" East, 480.11 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set at an angle point;
3. North 88°40'06" East, 271.05 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set at an angle point;
4. South 85°52'05" East, 100.92 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set at an angle point;

5. South 89°42'01" East, 722.51 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set at an angle point;
6. North 89°27'31" East, 103.07 feet to a 1/2-inch iron rod found marking the northeastern-most corner of said 1355.0276 acre tract and the northwestern-most corner of that certain 2750 acre tract described in instrument to Suzzanna Neustadt Miller, et al, recorded in Volume 6055, Page 493 of the Bexar County Deed Records;

THENCE, along the easterly boundary of said 1355.0276 acre tract, same being the westerly boundary of said 2750 acre tract, generally following the meanders of an old barbed wire fence, the following four(4) courses and distances:

1. South 03°05'31" West, 181.83 feet to a railroad spike found at an angle point;
2. South 02°08'21" West, 5688.39 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set for corner in the northeasterly line of that certain 75 foot wide gas pipeline easement described in instrument to Lo-Vaca Gathering Company recorded in Volume 6059, Page 304 of the Bexar County Deed Records and modified by instrument recorded in Volume 6483, Page 722 of the Bexar County Deed Records;
3. South 02°20'47" West, 2205.24 feet to a 1/2-inch iron rod found at an angle point;
4. South 02°08'44" West, 224.75 feet to a two inch diameter iron disk on a 1/2-inch iron rod found marking a southwesterly corner of said 2750 acre tract and the northern-most corner of that certain 215 acre tract described in instrument to Florine Nickle, et al recorded in Volume 6551, Page 1510 of the Bexar County Real Property Records;

THENCE, along the northwesterly boundary of said 215 acre tract the following two(2) courses and distances:

1. South 23°58'47" West, 426.30 feet to a 5/8-inch iron rod found at an angle point;
2. South 24°09'32" West, 39.13 feet to a "P-K" nail (with shiner stamped "BROWN ENG") set for corner in a ravine;

THENCE, North 82°30'08" West, 1786.30 feet to "P-K" nail (with shiner stamped "BROWN ENG") set at an angle point;

THENCE, South 74°05'24" West, 1103.67 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set for corner;

THENCE, North 00°00'15" East, 132.32 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set for corner;

THENCE, North 89°59'45" West, 215.17 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set for corner in the easterly boundary of the aforementioned 345.22 acre tract;

THENCE, along the easterly boundary of said 345.22 acre tract the following two(2) courses and distances:

1. South 00°00'15" West, 1501.62 feet to a 5/8-inch iron rod found marking an angle point;
2. South 12°08'39" West, 2332.86 feet to 5/8-inch iron rod found marking an interior boundary corner of said 345.228 acre tract;

THENCE, North 74°30'24" West, 904.01 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set marking the eastern-most corner of Lot 47 in Block 5 of Geronimo Forest Subdivision, correction plat of which is recorded in Volume 6100, Pages 174-176 of the Bexar County Deed and Plat Records (the set 1/2-inch iron rod bears North 47° West, 0.41 feet to a found 1/2-inch iron rod);

THENCE, along the northeasterly boundary of said Block 5 the following six(6) courses and distances:

1. North 47°03'34" West, 445.80 feet to a 1/2-inch iron rod found at an angle point;
2. North 47°03'47" West, 847.30 feet to a 1/2-inch iron rod found at an angle point;
3. North 46°13'56" West, 386.97 feet to a 1/2-inch iron rod found at an angle point;
4. North 47°45'38" West, 733.90 feet to a 1/2-inch iron rod found at an angle point;
5. North 48°37'01" West, 114.49 feet to a 1/2-inch iron rod found at an angle point;
6. North 51°22'12" West, 180.42 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set for corner in the easterly boundary of that certain 1143.467 acre tract described in instrument to Oscar Schuchart recorded in Volume 5389, Page 953 of the Bexar County Real Property Records;

THENCE, along the easterly and southeasterly boundaries of said 1143.467 acre tract the following twenty-nine (29) courses and distances:

1. North 44°27'13" East, 96.96 feet to a 5/8-inch iron rod found at an angle point;
2. North 22°39'07" East, 55.27 feet to a 5/8-inch iron rod found at an angle point;
3. North 50°36'33" East, 94.84 feet to a 5/8-inch iron rod found at an angle point;
4. North 33°53'53" East, 84.56 feet to a 5/8-inch iron rod found at an angle point;
5. North 32°58'40" East, 70.37 feet to a 1/2-inch iron rod found at an angle point;
6. North 27°26'54" East, 33.76 feet to a 5/8-inch iron rod found at an angle point;
7. North 14°51'29" East, 95.12 feet to a 1/2-inch iron rod found at an angle point;
8. North 24°31'22" West, 92.17 feet to a 5/8-inch iron rod found at an angle point;
9. North 10°00'21" West, 71.52 feet to a 5/8-inch iron rod found at an angle point;
10. North 02°05'58" East, 77.23 feet to a 5/8-inch iron rod found at an angle point;
11. North 10°20'30" East, 52.89 feet to a 1/2-inch iron rod found at an angle point;
12. North 12°38'32" East, 58.42 feet to a 1/2-inch iron rod found at an angle point;
13. North 17°46'38" East, 141.01 feet to a 1/2-inch iron rod found at an angle point;

14. North 19°38'52" East, 105.07 feet to a 5/8-inch iron rod found at an angle point;
15. North 22°21'22" East, 41.61 feet to a 5/8-inch iron rod found at an angle point;
16. North 25°38'37" East, 29.04 feet to a 1/2-inch iron rod found at an angle point;
17. North 32°04'28" East, 198.96 feet to a 5/8-inch iron rod found at an angle point;
18. North 04°13'11" West, 165.40 feet to a 5/8-inch iron rod found at an angle point;
19. North 00°10'12" West, 817.32 feet to a 5/8-inch iron rod found at an angle point;
20. North 04°13'30" East, 60.32 feet to a 5/8-inch iron rod found at an angle point;
21. North 06°14'19" West, 176.67 feet to a 5/8-inch iron rod found at an angle point;
22. North 05°29'31" East, 191.42 feet to a 5/8-inch iron rod found marking the northwestern-most corner of the aforementioned 345.22 acre tract;
23. North 89°35'59" East, 648.66 feet to an 18-inch diameter cedar tree fence post found marking an angle point;
24. South 59°19'28" East, 47.46 feet to an 18-inch diameter cedar tree fence post found marking an angle point;
25. South 77°07'02" East, 65.37 feet to a 12-inch diameter cedar tree fence post found marking an angle point;
26. North 79°13'29" East, 194.96 feet to a 12-inch diameter cedar tree fence post found marking an angle point;
27. North 86°38'15" East, 26.19 feet to a 10-inch diameter cedar tree fence post found marking an angle point;
28. North 88°07'13" East, 501.04 feet to a 1/2-inch iron rod found marking the eastern-most southeast corner of said 1143.467 acre tract;
29. North 00°18'24" West, at 1472.9 feet passing the southwest corner of Lot 1 of aforementioned Wind Gate Bluff Subdivision, continuing for a total distance of 2353.25 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set for corner in the southeasterly right-of-way line of State Highway 211 (width varies) (the set iron rod bears South 57° West, 2.34 feet to a found 1/2-inch iron rod);

THENCE, along said southeasterly right-of-way line of State Highway 211 the following five(5) courses and distances:

1. North 53°59'37" East, at 2.75 feet passing a TxDOT monument found marking the corner of a drainage easement, continuing for a total distance of 162.72 feet to a TxDOT monument found at an angle point;
2. North 49°12'45" East, 269.65 feet to a TxDOT monument found at an angle point;
3. North 42°31'27" East, 467.66 feet to a TxDOT monument found at an angle point;
4. North 28°51'35" East, at 157.26 feet passing a TxDOT monument found marking the corner of a drainage easement, continuing for a total distance of 753.98 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set at an angle point;

5. North 20°43'04 East, at 66.00 feet passing a TxDOT monument found marking the corner of a drainage easement, at 2210.87 feet passing the northern-most corner of Lot 8 of said Wind Gate Bluff Subdivision, continuing for a total distance of 4543.83 feet to the POINT OF BEGINNING, containing 1023.889 acres of land in Bexar County, Texas as shown on drawing filed under Job No. 346-016-00 in the office of Brown Engineering Co. in San Antonio, Texas.

Note: All bearings referenced herein are based upon the Texas State Plane Coordinate System, South Central Zone (NAD'83) as established by Global Positioning System (GPS).

BROWN ENGINEERING COMPANY

Michael A. Romans

Michael A. Romans

Registered Professional Land Surveyor #4657

Signature Date: 11-22-2000



Attachment N

A Metes and Bounds description of a 9.347 acre (407,147 square feet) strip of land situated in Bexar County, Texas: located partially within the William F. Mead Survey, Abstract No. 507, County Block No. 4499; partially within the J.J. Sanchez Survey, Abstract No. 686, County Block No. 4451; and partially within the William F. Mead Survey, Abstract No. 508, County Block No. 4452; containing a portion of that certain 1355.0276 acre tract described in instruments to F. B. Rooke and Sons, et al, recorded in Volume 3135, Page 253; Volume 3218, Page 1680; Volume 3218, Page 1732 and Volume 3218, Page 1758 of the Bexar County Real Property Records; containing a portion of that certain 345.22 acre tract described in instrument to Hawn Land, LTD, et al, recorded in Volume 8563, Page 1105 of the Bexar County Real Property Records; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod (with cap stamped "BROWN ENG") set in the northeasterly right-of-way line of F.M. 471 (Culebra Road - 80 feet wide) marking the southern-most corner of Lot 11 in Block 1 of Geronimo Forest Subdivision, correction plat of which is recorded in Volume 6100, Pages 174-176 of the Bexar County Deed and Plat Records; and marking the southern-most southwest corner of said 1355.0276 acre tract (the set iron bears North 25° East, 0.16 feet to a found 1/2-inch rod);

THENCE, North 24°06'04" East, along the southeasterly boundary of said Geronimo Subdivision, at 1703.81 feet passing the southwesterly right of way line of Geranimo Loop (80 feet wide), at 1763.81 feet passing the northeasterly right-of-way line of said Geronimo Loop, continuing for a total distance of 1948.94 feet to a 1/2-inch iron rod found marking the eastern-most corner of Lot 1, in Block 9 of said Geronimo Forest Subdivision;

THENCE, North 46°58'07" West, 2751.13 feet along the northeasterly boundary of said Block 9 to a 1/2-inch iron rod found marking the eastern-most common corner of Lots 18 and 19 in said Block 9;

THENCE, North 24°05'48" East, along the southeasterly boundary of said Block 9, at 454.50 feet passing the southwesterly right-of-way line of Big Geronimo (60 feet wide), at 517.92 feet passing a 1/2-inch iron rod found situated in the northeasterly right-of-way line of said Big Geronimo, continuing for a total distance of 834.15 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set marking the eastern-most corner of Lot 47 in Block 5 of said Geronimo Forest Subdivision (the set iron rod bears North 47° West, 0.41 feet to a found 1/2-inch iron rod);

THENCE, South 74°30'24" East, 86.98 feet along the southwesterly boundary of a 1023.889 acre out tract to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set for corner;

THENCE, South 24°05'48" West, 707.19 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set a point of curvature;

THENCE, along the arc of a tangent curve to the left having a radius 110.00 feet, a central angle of 71°03'54", a long chord bearing South 11°26'09" East, 127.86 feet, a total arc length of 136.44 feet to 1/2-inch iron rod (with cap stamped "BROWN ENG") set at a point of tangency;

THENCE, South 46°58'07" East, 2313.53 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set at a point of curvature;

THENCE, along the arc of a tangent curve to the left having a radius of 110.00 feet, a central angle of 40°24'35", a long chord bearing South 67°10'24" East, 75.98 feet, a total arc length of 77.58 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set a point of reverse curvature;

THENCE, along the arc of a tangent curve to the right having a radius of 193.00 feet, a central angle of 111°28'45", a long chord bearing South 31°38'19" East, 319.02 feet, a total arc length of 375.52 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set at a point tangency;

THENCE, South 24°06'04" West, 99.01 feet to a 1/2-inch iron rod (with cap stamped "BROWN ENG") set for corner in the northeasterly boundary of that certain 4.000 acre tract described as PARCEL: SAWS-E-W-RW-6942B in instrument recorded in Volume 8282, Page 845 of the Bexar County Real Property Records;

THENCE, along the boundary of said 4.000 acre tract the following two(2) courses and distances:

1. North 65°53'38" West, 25.86 feet to a 1/2-inch iron rod found for corner;
2. South 24°06'41" West, 599.94 feet to a 1/2-inch iron rod found marking the western-most corner of said 4.000 acre tract and being situated in the northeasterly boundary of that certain 15.860 acre tract described in instrument to Northside Independent School District recorded in Volume 8422, Page 1544 of the Bexar County Real Property Records;

THENCE, along the boundary of said 15.860 acre tract the following three(3) courses and distances:

1. North 65°53'56" West, 30.03 feet to a 1/2-inch iron rod found for corner;
2. South 24°06'04" West, 1225.50 feet to a 1/2-inch iron rod found marking a point of curvature;
3. along the arc of a tangent curve to the right having a radius of 25.00 feet, a central angle of 101°08'12", a long chord bearing South 74°40'10" West, 38.62 feet, a total arc length of 44.13 feet to a 1/2-inch iron rod found marking the western-most corner of said 15.860 acre tract situated in the northeasterly right-of-way line of aforementioned F.M. 471 (Culebra Road);

THENCE, North 64°45'44" West, 0.18 feet to the POINT OF BEGINNING, containing 9.347 acres of land in Bexar County, Texas as shown on drawing filed under Job No. 346-017-00 in the office of Brown Engineering Co. in San Antonio, Texas.

Note: All bearings referenced herein are based upon the Texas State Plane Coordinate System, South Central Zone (NAD'83) as established by Global Positioning System (GPS).



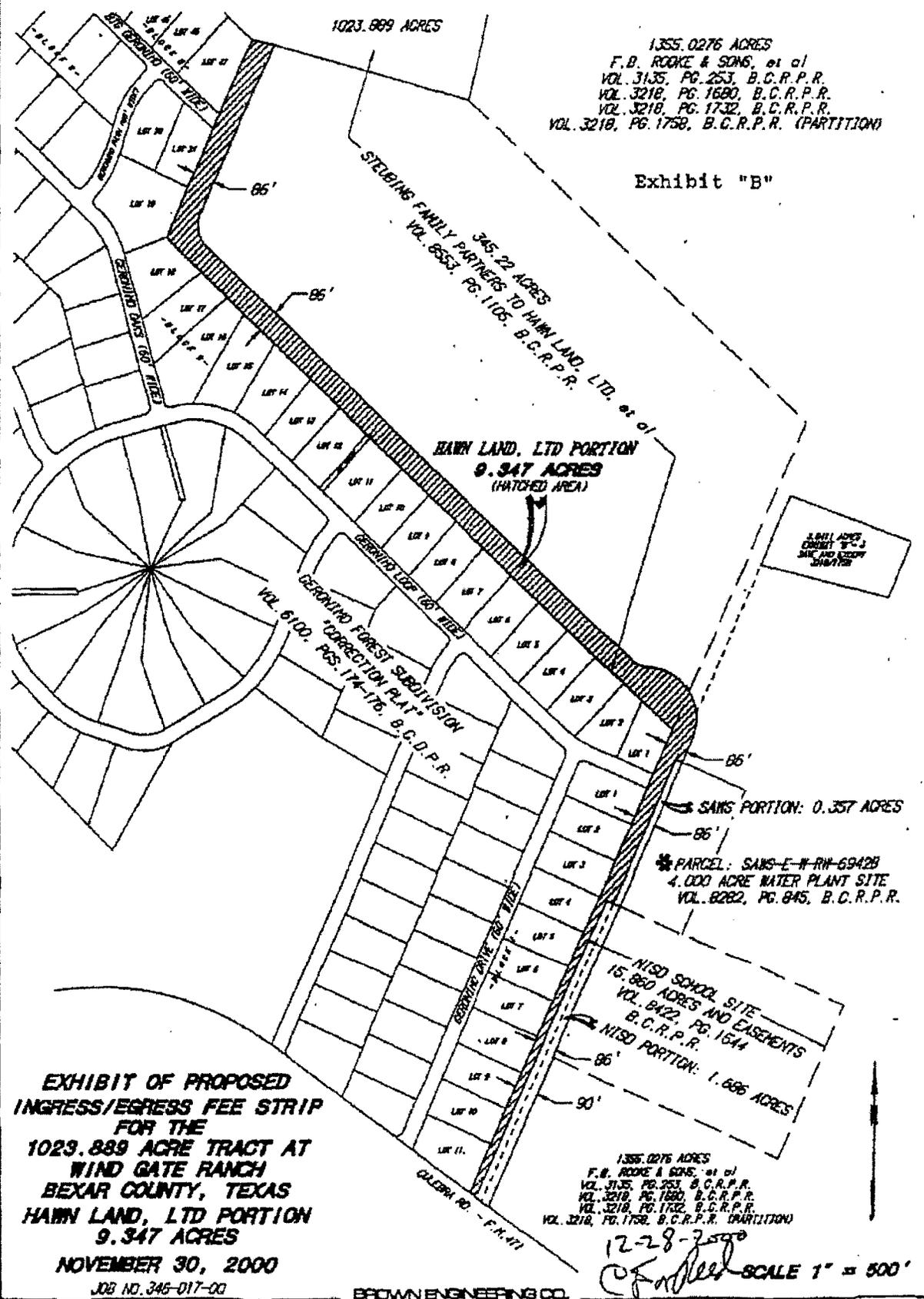
BROWN ENGINEERING COMPANY

Michael A. Romans

Michael A. Romans

Registered Professional Land Surveyor #4657

Signature Date: 12-1-2000



1355.0276 ACRES
 F.B. ROOKE & SONS, et al
 VOL. 3135, PG. 253, B.C.R.P.R.
 VOL. 3218, PG. 1680, B.C.R.P.R.
 VOL. 3218, PG. 1732, B.C.R.P.R.
 VOL. 3218, PG. 1758, B.C.R.P.R. (PARTITION)

Exhibit "B"

345.22 ACRES
 VOL. 8553, PG. 1105, B.C.R.P.R.

HAINN LAND, LTD PORTION
 9.347 ACRES
 (HATCHED AREA)

GERONIMO FOREST SUBDIVISION
 VOL. 6100, PGS. 174-176, B.C.D.P.R.

SANS PORTION: 0.357 ACRES
 PARCEL: SANS-E-W-RM-69428
 4.000 ACRE WATER PLANT SITE
 VOL. 8282, PG. 845, B.C.R.P.R.

NISD SCHOOL SITE
 15.860 ACRES AND EASEMENTS
 VOL. 8422, PG. 1644
 B.C.R.P.R.
 NISD PORTION: 1.686 ACRES

1355.0276 ACRES
 F.B. ROOKE & SONS, et al
 VOL. 3135, PG. 253, B.C.R.P.R.
 VOL. 3218, PG. 1680, B.C.R.P.R.
 VOL. 3218, PG. 1732, B.C.R.P.R.
 VOL. 3218, PG. 1758, B.C.R.P.R. (PARTITION)

**EXHIBIT OF PROPOSED
 INGRESS/EGRESS FEE STRIP
 FOR THE
 1023.889 ACRE TRACT AT
 WIND GATE RANCH
 BEXAR COUNTY, TEXAS
 HAINN LAND, LTD PORTION
 9.347 ACRES**

NOVEMBER 30, 2000

JOB NO. 346-017-00

BROWN ENGINEERING CO.

12-28-2000
 C. J. Foster
 SCALE 1" = 500'

Attachment O

A Metes and Bounds description of a 0.873 acre (38,009 square feet) strip of land situated in Bexar County, Texas: located wholly within the J.J. Sanchez Survey, Abstract No. 666, County Block No. 4451; being the portion of that certain 60 feet wide private road and utility easement described in instrument recorded in Volume 3218, Page 1758 of the Bexar County Real Property Records which lies within that certain 15.860 acre tract described in instrument to Northside Independent School District recorded in Volume 8422, Page 1544 of the Bexar County Real Property Records; and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod (with cap stamped "BROWN ENG") set in the northeasterly right-of-way line of F.M. 471 (Culebra Road - 85 feet wide) marking the southern-most corner of Lot 11 in Block 1 of Geronimo Forest Subdivision, correction plat of which is recorded in Volume 6100, Pages 174-176 of the Bexar County Deed and Plat Records, and marking the southern-most southwest corner of said 1355.0276 acre tract (the set iron rod bears North 25° East, 0.16 feet to a found 1/2-inch iron rod);

THENCE, South 54°45'44" East, 0.18 feet along said northeasterly right-of-way line of F.M. 471 to a 1/2-inch iron rod found marking the western-most corner of said 15.860 acre tract and the POINT OF BEGINNING of the herein described strip of land;

THENCE, along the boundary of said 15.860 acre tract the following three(3) courses and distances:

1. in an easterly direction, along the arc of a curve to the left having a radius 25.00 feet, a central angle of 101°08'12", a long chord bearing North 74°40'10" East, 38.62 feet, a total arc length of 44.13 feet to a 1/2-inch iron rod found at a point of tangency;
2. North 24°08'04" East, 1225.50 feet to a 1/2-inch iron rod found marking the northern-most corner of said 15.860 acre tract;
3. South 65°53'56" East, 30.03 feet to a 1/2-inch iron rod found marking the western-most corner of that certain 4.000 acre tract described as PARCEL: SAWS-E-W-RW-6942B in instrument recorded in Volume 8282, Page 845 of the Bexar County Real Property Records (said 1/2-inch iron rod bears South 65°53'56" East, 290.38 feet to a 1/2-inch iron rod found marking the southern-most corner of said 4.000 acre tract);

THENCE, South 24°06'04" West, 1261.81 feet along the southeast line of the
aforementioned 60 foot wide road and utility easement to a point for corner situated in the
aforesaid northeasterly right-of-way line of Culebra Road;

THENCE, North 54°45'44" West, 61.01 feet along said northeasterly right-of-way line to the
POINT OF BEGINNING, containing 0.873 acre of land in Bexar County, Texas as shown on
exhibit filed under Job No. 346-017-00 in the office of Brown Engineering Co. in
San Antonio, Texas.

Note: All bearings referenced herein are based upon the Texas State Plane Coordinate
System, South Central Zone (NAD'83) as established by Global Positioning System
(GPS).



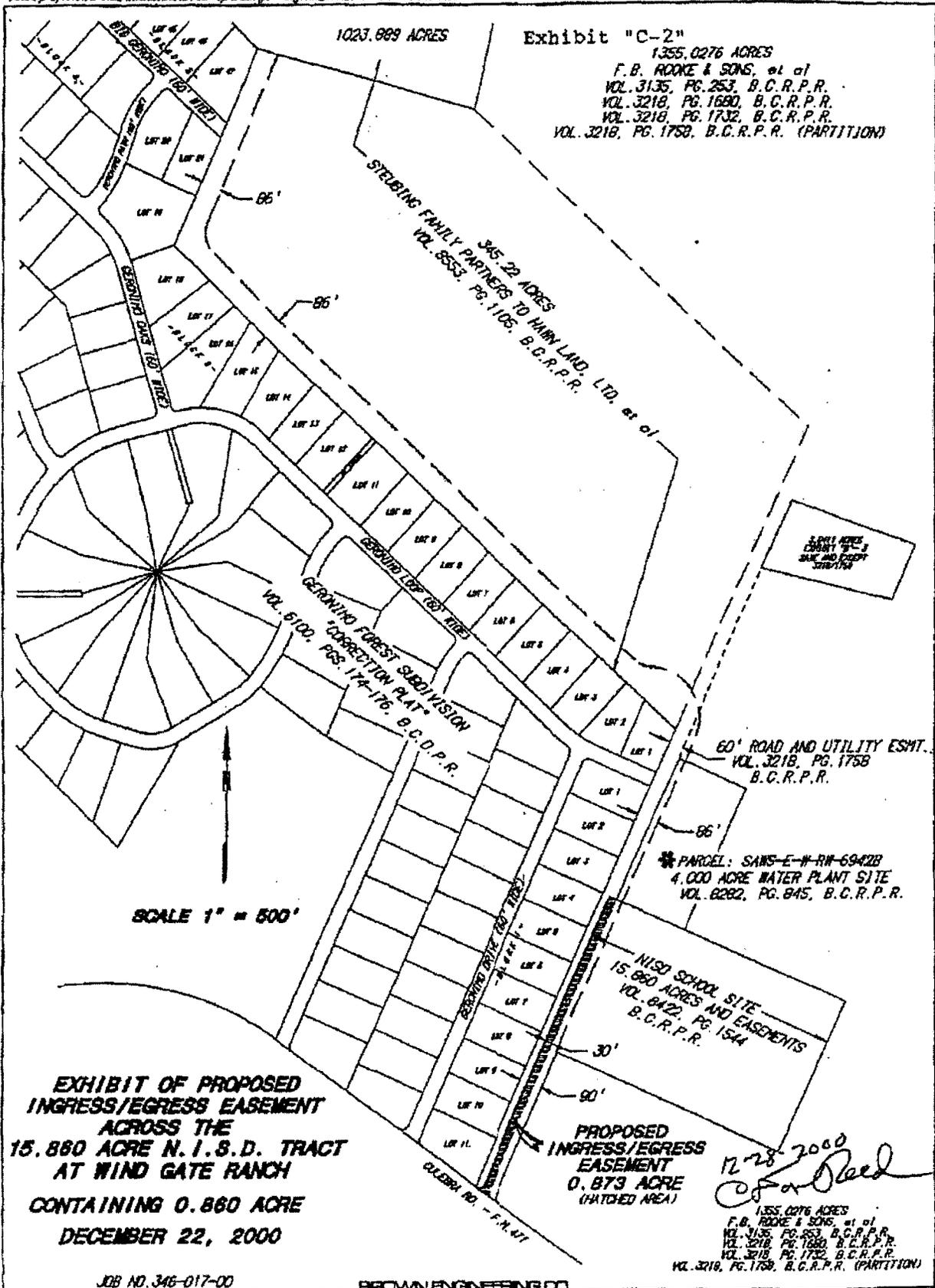
BROWN ENGINEERING COMPANY

Michael A. Romans

Michael A. Romans

Registered Professional Land Surveyor #4657

Signature Date: 12-22-2000



1023.989 ACRES

Exhibit "C-2"
 1,355.0276 ACRES
 F. B. ROOKE & SONS, et al
 VOL. 3135, PG. 253, B.C.R.P.R.
 VOL. 3218, PG. 1680, B.C.R.P.R.
 VOL. 3218, PG. 1732, B.C.R.P.R.
 VOL. 3218, PG. 1752, B.C.R.P.R. (PARTITION)

STUBBING FAMILY PARTNERS TO MINN LAND, LTD. et al
 345.22 ACRES
 VOL. 8553, PG. 1106, B.C.R.P.R.

GERMINO FOREST SUBDIVISION
 "CORRECTION PLAT"
 VOL. 6100, PGS. 174-176, B.C.D.P.R.

60' ROAD AND UTILITY ESMT.
 VOL. 3218, PG. 1758
 B.C.R.P.R.

PARCEL: SAKS-E-N-RN-6942B
 4,000 ACRE WATER PLANT SITE
 VOL. 8282, PG. 845, B.C.R.P.R.

NISD SCHOOL SITE
 15.860 ACRES AND EASEMENTS
 VOL. 8422, PG. 1544
 B.C.R.P.R.

PROPOSED
 INGRESS/EGRESS
 EASEMENT
 0.873 ACRE
 (HATCHED AREA)

12-28-2000
 C. J. Deed

1,355.0276 ACRES
 F. B. ROOKE & SONS, et al
 VOL. 3135, PG. 253, B.C.R.P.R.
 VOL. 3218, PG. 1680, B.C.R.P.R.
 VOL. 3218, PG. 1732, B.C.R.P.R.
 VOL. 3218, PG. 1752, B.C.R.P.R. (PARTITION)

SCALE 1" = 500'

EXHIBIT OF PROPOSED
 INGRESS/EGRESS EASEMENT
 ACROSS THE
 15.860 ACRE N.I.S.D. TRACT
 AT WIND GATE RANCH
 CONTAINING 0.860 ACRE
 DECEMBER 22, 2000

Attachment P

A 6.439 acre tract of land situated in Medina County, Texas, and being out of the H. Dahme Survey No. 256 3/4, Abstract No. 1899, Medina County, Texas, and being the same tract of land described as a 6.418 acre tract in deed to Thomas E. Dreiss, Trustee, in Volume 423, Page 679 of the Official Public Records Medina County, Texas, (O.P.R.M.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found in the east line of State Highway (S.H.) 211 for the Northwest corner of that certain 110.448 acre tract described in deed to City of San Antonio, Texas, a Texas Municipal Corporation. in Volume 642, Page 310 of the Official Records, Medina County, Texas, (O.R.M.C.T.), same being the southwest corner of that certain 90.704 acre tract of land described in Volume 9967, Page 1216 of the Official Public Records of Real Property, Bexar County, Texas (O.P.R.R.P.B.C.T.);

Thence South 36°49'37" West, along the east line of S.H. 211, same being the west line of said 110.448 acre tract, a distance of 343.63 feet, for the **POINT OF BEGINNING** of herein described tract;

Thence: Leaving the east line of S.H. 211, along the west line of said 110.448 acre tract, same being the east line of said 6.439 acre tract, the following five (5) courses and distances:

- 1) South 00°14'28" East, 931.05 feet to a 1/2 inch iron rod with a "SURVCON, INC." cap found;
- 2) North 65°04'47" West, 30.35 feet to a 5/8-inch iron rod found;
- 3) South 20°42'36" West, 67.17 feet to a 5/8-inch iron rod found;
- 4) South 11°41'13" East, 215.95 feet to a 80D nail found for the southeast corner;
- 5) South 57°14'21" West, 387.04 feet to a 1/2 inch iron rod found in the east line of State Highway 211, for the southwesterly corner;

Thence: Along the east line of S.H. 211, same being the west line of said 6.439 acre tract, the following three (3) courses and distances:

- 1) North 06°29'00" East, 1029.81 feet to a 1/2 inch iron rod found;
- 2) North 26°26'16" East, 314.26 feet to a TxDOT Type II monument found;

- 3) North 36°49'03" East, 121.64 feet to the **POINT OF BEGINNING** and containing a computed area of 6.439 acres.

Note: Bearings used in this description are referenced to the west line of that certain 55.477 acre tract described in Volume 11348, Page 1359 of the Official Public Records of Real Property, Bexar County, Texas

This Metes and Bounds description is accompanied by a survey plat of a 6.439 acre tract.

SURVCON Job No. 60017563
October 2006



Jeh

10/24/06



**Land Transfer
from
City of San Antonio
to
Texas Parks and Wildlife
– Government Canyon**

City Council
Agenda Item #5
September 10, 2009



Action

- Authorizes the transfer of approximately 3,000 acres to the Texas Parks and Wildlife Department (TPWD)
- Authorizes the negotiation of endangered species mitigation credit issued by U.S. Fish & Wildlife be transferred for the use and benefit of Ft. Sam Houston on their Camp Bullis site

Background

- In May, 2000, voters approved Proposition 3 to purchase lands over the Edwards Aquifer Recharge Zone for water quality and quantity protection
- Approximately 3,000 acres of those properties acquired with Proposition 3 funds are adjacent to Government Canyon State Natural Area (GCSNA)

3

Background

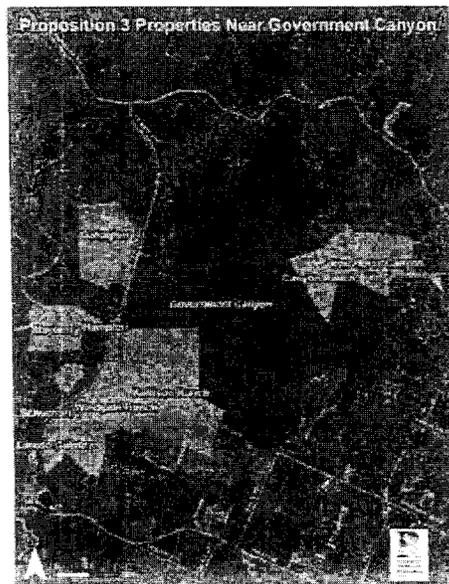
- August 7, 2008 - City Council directed City staff to undertake 7 short-term initiatives to preserve and protect the integrity of Camp Bullis
 - An 8th initiative was added as work began on these issues
- The 8th initiative dealt with habitat mitigation credits for immediate use by Camp Bullis to facilitate continued critical operations

4

Background

- In January, 2009, City of San Antonio and TPWD signed a letter of intent to transfer properties adjacent to GCSNA to TPWD
- Benefits of the transfer include:
 - Consistent land management practice
 - Additional protections for endangered species not currently in place
 - Mitigation credits for use by COSA
 - Expedited public access to natural area
 - Cost savings

5



Government
Canyon
State Natural
area are red.
Properties in
green will be
transferred
to TPWD.

6

Public Meetings

- April 16, 2009 – Public meeting held at John Igo library
- May 27, 2009 – Conservation Advisory Board voted unanimously to transfer property
- June 22, 2009 – Parks Board briefed on land transfer
- September 9, 2009 – Planning Commission briefed on land transfer

7

Results

- COSA will maintain a conservation easement over all properties transferred to TPWD
- Agreement requires TPWD to manage properties and ensure:
 - Original open space and water protection goals are preserved
 - Additional protections are provided for endangered species
- COSA receives mitigation credits for immediate benefit of Camp Bullis

8

Recommendation

Staff recommends

- Approval of the land transfer to TPWD
- Transfer of associated mitigation credits to Ft. Sam Houston for their Camp Bullis site

Z2015033

STC 1490-A
After recording return to:
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-9966
Attention: Susan Spegar

SPECIAL WARRANTY DEED

DATE: 20th day of January, 2005

GRANTOR: THE TRUST FOR PUBLIC LAND, a nonprofit California public benefit corporation, d/b/a in Texas as TPL-Texas, Inc.

**GRANTOR'S MAILING ADDRESS: 815 Brazos; 4th Floor
Austin, TX 78701**

GRANTEE: CITY OF SAN ANTONIO, a Texas municipal corporation situated in the County of Bexar, State of Texas.

GRANTEE'S MAILING ADDRESS:

P.O. Box 839966
San Antonio, Texas 78283
Attn.: City Attorney's Office

CONSIDERATION: TEN DOLLARS AND NO/100ths (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

PROPERTY: An undivided fifteen percent (15%) interest in and to that certain tract of land situated in Bexar County, Texas, generally described as 421 acres, more or less, located in Bexar County, Texas, as more fully described in Exhibit "A" attached hereto and incorporated herein for all pertinent purposes;

Together with a fifteen percent (15%) interest in and to any improvements and fixtures thereon and any rights and appurtenances of Grantor pertaining to the Property, including any development rights, utility rights which are appurtenant to, allocable to, or allocated to the above described property, water and wastewater rights allocable to the Property, all easements appurtenant, and any right, title and interest of Grantor in and to minerals, mineral rights and royalty interests, adjacent streets, alleys, and rights of way related to the Property. All of such real property, rights, interests and appurtenances are hereinafter referred to as the "Property".

CONVEYANCE: Grantor, for the consideration hereinbefore stated and subject to the reservations from and exceptions to conveyance and warranty stated herein, GRANTS, SELLS AND CONVEYS to Grantee the property, together with all improvements

SPECIAL WARRANTY DEED - Page 1

ATTACHMENT C

thereon, and all rights and interests appurtenances thereto.

Grantor further GRANTS, SELLS AND CONVEYS unto Grantee a 20 foot wide, nonexclusive, access easement for vehicular and pedestrian ingress to and egress from the Property (the "Access Easement"), which Access Easement is situated in, on and across that certain 2.096 acres of land in Bexar County, Texas, more particularly described by metes and bounds in Exhibit B which is attached hereto and made a part hereof.

Except as expressly provided herein and in that certain Deed filed of record on Feb. 2, 2005, in Volume 11207, Page 1971 of the records of Bexar County, Texas, the Access Easement shall be perpetual and shall be appurtenant to the Property. MaBe-4444 Belfort, Ltd., Grantor's predecessor-in-interest, its successors and/or assigns, shall have the right to relocate the Access Easement, or portions thereof, to private roadways which are established or to public roadways which are dedicated from time to time within MaBe-4444 Belfort, Ltd., its successor and assigns, land over which the Access Easement runs, so long as the condition of any such roadway is sufficient to facilitate reasonable vehicular access to and from the Property and the location of any such roadway is such that it provides reasonably direct access to and from the Property. Grantor, the Texas Parks and Wildlife Department, City of San Antonio and San Antonio Water System, and their respective agents and employees, shall have the right to use the Access Easement only for the purposes of operation and maintenance of the Property and any adjacent properties owned by Grantor, the Texas Parks and Wildlife Department, City of San Antonio and San Antonio Water System. The Access Easement may not be used for general public access to the Property or adjacent properties.

Grantor binds Grantor and Grantor's successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, subject however, to the exceptions to warranty, as set forth in Exhibit C attached hereto and made a part hereof.

Further, this conveyance is made subject to the acknowledgement of a federal interest in this land resulting from the obligations of a non-traditional section 6 Habitat Conservation Plan Acquisition and planning assistance grant funding for Bexar County Karst Invertebrate Habitat Preserve – Bexar County, more specifically Federal Aid Grant E-48-HL awarded by the United States Department of Interior through the United States Fish and Wildlife Service.

Except for the special warranty of title set forth above, Grantee accepts the Property "AS-IS" and "WITH ALL FAULTS", it being agreed that Grantee has relied solely on its own investigation, inspection and evaluation of the Property in making the decision on whether to purchase the Property and the Access Easement.

GRANTOR:

**THE TRUST FOR PUBLIC LAND, a
nonprofit California public benefit
corporation, authorized to do business in
Texas as TPL-Texas, Inc.**

By: 

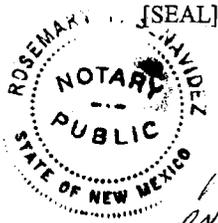
PETER N. IVES
REGIONAL COUNSEL

ACKNOWLEDGMENT

STATE OF NEW MEXICO'

COUNTY OF SANTA FE '

²⁰⁰⁵ This instrument was acknowledged before me on 20th day of January,
~~2004~~, by Robert N. Fries, Regional Counsel of The Trust for Public
Land, a nonprofit California public benefit corporation, authorized to do business in the
State of Texas as TPL-Texas, Inc., on behalf of said corporation.



Rosemary T. Benavides
Notary Public, State of ~~Texas~~
New Mexico

*my commission
expires 4/18/05*

**EXHIBIT A TO SPECIAL WARRANTY DEED
(Property Description)**

See attached description.

FIELD NOTES
FOR

A 400.168 acre, or 14,431,326 square feet more or less, tract of land being that called 400.001 acre tract conveyed to McKee-4444 Relief, L.C. in General Warranty Deed recorded in Volume 8325 Pages 797-803 of the Official Public Records of Real Property of Bexar County, Texas, also out of the U.S. Army Survey Number 5, Abstract 1094, County Block 4484, the W.D. Rowerswell Survey Number 1, Abstract 1065, County Block 4485 and the Mearns Gonlar Survey Number 7, Abstract 1045, County Block 4518 of Bexar County, Texas. Said 400.168 acre tract being more fully described as follows (with the basis of bearings being the North American Datum of 1983 (NAD83) and from the Texas Coordinate System established for the south central zone):

BEGINNING At a found $\frac{1}{4}$ " iron rod with cap stamped "Baker" at the south corner of a 75.00 acre tract recorded in Volume 9150 Page 664, on the east line of a 1121.668 acre tract conveyed to the Texas Department of Parks and Wildlife in Volume 6706 Pages 54-69 of the Official Public Records of Real Property of Bexar County, Texas, and angle point in the northwest line of said 400.001 acre tract, said point having State Plane Coordinates for said zone of N 13.76039452 and E 2.052389328 and Geographic Coordinates of 29°33'58.50" North and 99° 44'04.07" West.

THENCE: N 65°06'22.7"E, along and with the northwest line of said 400.001 acre tract, the southeast line of said 75.00 acres, at a distance of 622.25 feet passing the southeast corner of said 75.00 acre tract and continuing with the remaining portion of that 436.95 acre tract recorded in Volume 8394 Pages 952-960 of the Official Public Records of Real Property of Bexar County, Texas for a total distance of 2643.87 feet to a found $\frac{1}{4}$ " iron rod at the north corner of said 400.001 acre tract, the northwest corner of a 592.9 acre tract recorded in Volume 8819 Pages 72-83 of the Official Public Records of Real Property of Bexar County, Texas.

THENCE: S 14°39'19"W, along and with the west line of said 592.9 acre tract a distance of 3733.71 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pope-Dawson" at the southeast corner of said 592.9 acres, the northwest corner of 804.618 acre tract recorded in Volume 7876 Pages 806-811 of the Official Public Records of Real Property of Bexar County, Texas.

THENCE: Along and with the west line of said 804.618 acre tract the following calls and distances:

S 14°52'34"W, a distance of 1890.72 feet to a found $\frac{1}{2}$ " iron rod;

S 15°15'31"W, a distance of 566.74 feet to a found 60D nail;

S 14°35'21"W, a distance of 1749.58 feet to a found $\frac{1}{4}$ " iron rod marked "Baker", an exterior angle point in the west line of said 804.618 acre tract, an interior angle on the northeast line of a 4702.829 acre tract recorded in Volume 5766 Pages 505-512 of the Official Public Records of Real Property of Bexar County, Texas.

THENCE: N 30°31'15"W, along and with the northeast line of said 4702.829 acre tract a distance of 6399.69 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pope-Dawson" at the south corner of the aforementioned 1121.668 acre tract, the west corner of said 400.001 acre tract.

THENCE: N 73°22'10"E, along and with the southeast line of said 1121.668 acre tract a distance of 3117.11 feet to a found $\frac{1}{2}$ " iron rod marked "Baker" for an exterior angle in said line.

THENCE: N 35°24'36"W, along and with the northeast line of said 1121.668 acre tract, a distance of 198.11 feet to the POINT OF BEGINNING and containing 400.168 acres in Bexar County, Texas. Said tract being described in accordance with a survey made out the ground and a survey map prepared by Pope-Dawson Engineers, Inc.

FIELD NOTES
FOR

A 20.834 acre, or 907,529 square feet more or less, tract of land being out of the remainder of that 436.95 acre tract conveyed to Mabe-Canyon Ranch, LC recorded in Volume 8394, Page 952-960 of the Official Public Records of Real Property of Bexar County, Texas, out of the Manuel Gomez Survey No. 7, Abstract 1045, County Block 4518 of Bexar County Texas. Said 20.834 acre tract being more fully described as follows (with the basis of bearings being the North American Datum of 1983 (NAD 83), from the Texas Coordinate System established for the south central zone):

BEGINNING: At a found $\frac{1}{4}$ " iron rod at the northwest corner of a 592.9 acre tract recorded in Volume 8819 Pages 72-83 of the Official Public Records of Real Property of Bexar County, Texas, the north corner of a 400.001 acre tract recorded in Volume 8825 Pages 797-803 of the Official Public Records of Real Property of Bexar County, Texas, said point having State Plane Coordinates for said zone of N 13,761,707.23 and E 2,055,291.10 and Geographic Coordinates of 29°35'19.46" North and 98°43'36.88" West;

THENCE: S 63°06'22"W, along and with the northwest line of said 400.001 acre tract a distance of 2821.62 feet to a set $\frac{1}{4}$ " iron rod with yellow cap marked "Pape-Dawson" in the southeast line of a 75.00 acre tract recorded in Volume 9150 Pages 664-670 of the Official Public Records of Real Property of Bexar County, Texas from which a found $\frac{1}{4}$ " iron rod marked "Baker" at the south corner of said 75.00 acres bears S63°06'22"W a distance of 622.25 feet;

THENCE: Departing said line, along and with the southeast line of said 75.00 acre tract, the following calls and distances:

N 24°53'38"W, a distance of 71.00 feet to a set $\frac{1}{4}$ " iron rod with yellow cap marked "Pape-Dawson" of curvature;

Along the arc of a curve to the right, said curve having a radius of 330.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 20°06'22" E, 466.69 feet, for an arc length of 318.36 feet to a found $\frac{1}{4}$ " iron rod marked "Baker";

N 67°48'19"E, a distance of 1293.06 feet to a found "+" in rock;

N 15°50'41"W, a distance of 418.79 feet to a set $\frac{1}{4}$ " iron rod with yellow cap marked "Pape-Dawson";

THENCE: S 79°45'04"E, departing the east line of said 75.00 acre tract, over and across said 436.95 acre tract a distance of 642.50 feet to a set $\frac{1}{4}$ " iron rod with yellow cap marked "Pape-Dawson";

THENCE: N 86°15'50"E, a distance of 102.16 feet to a set $\frac{1}{4}$ " iron rod with yellow cap marked "Pape-Dawson";

THENCE: S 14°39'19"W, 458.00 feet to the POINT OF BEGINNING and containing 20.834 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

**EXHIBIT B TO SPECIAL WARRANTY DEED
(Easement Description)**

See attached description.



FIELD NOTES
FOR

A 2.096 acre (91,304 square feet more or less) tract of land being a 20-foot wide Ingress-Egress Easement out of a 476.256 acre tract described in instrument recorded in Volume 8394, Pages 952-960 of the Official Public Records of Real Property of Bexar County, Texas, and a 19.49 acre tract out of a 51.89 acre tract described in instrument recorded in Volume 9994, Pages 1402-1405 of the Official Public Records of Real Property of Bexar County, Texas, out of the Manuel Gomez Survey No. 7, Abstract 1045, County Block 4518 of Bexar County Texas, said easement being more particularly described by metes and bounds as follows:

COMMENCING: At an iron rod, said point being the southeast corner of a 6.175 acre tract of land described in instrument recorded in Volume 10905, Pages 1715-1718, of the Official Public Records of Real Property of Bexar County, Texas, the west corner of the remainder of a 49.823 acre tract described in instrument recorded in Volume 5604, Pages 1289-1297 of the Official Public Records of Real Property of Bexar County, Texas, the west corner of Parcel 10D conveyed to Brea Development Company in Volume 8029, Pages 587-593 of said Official Public Records, and a northeast corner of said 476.256 acre tract;

THENCE: Along and with the boundary between the said 476.256 acre tract and the said Parcel 10D, S 40°02'24" E, a distance of 485.48 feet passing a point being the southwest corner of said Parcel 10D and the northwest corner of a 51.817 acre tract described in instrument recorded in Volume 8221, Page 278 of the Official Public Records of Real Property of Bexar County, Texas, continuing for a total distance of 635.03 feet to a point;

THENCE: Along and with the boundary between the said 476.256 acre tract and the said 51.817 acre tract the following calls and distances:

S 05°45'09" E, a distance of 315.29 feet to a point;

S 18°05'46" E, a distance of 265.56 feet to a point within the limits of a 60 foot wide ingress & egress easement described in instrument recorded in Volume 7112, Pages 558-562 of the Official Public Records of Real Property of Bexar County, Texas and the POINT OF BEGINNING;

THENCE: Along and with the boundary between the said 476.256 acre tract and the said 51.817 acre tract the following calls and distances:

S 18°05'46" E, a distance of 23.79 feet to a point;

S 30°42'35" E, a distance of 215.23 feet to a point;

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

S 50°34'25" E, a distance of 181.18 feet to a point;

S 18°24'33" E, a distance of 505.96 feet to a point;

S 26°36'36" W, a distance of 290.58 feet to an iron rod;

S 17°51'01" W, a distance of 325.62 feet to an iron rod;

S 22°25'14" E, a distance of 126.02 feet to a point;

THENCE: Departing the boundary between said 476.256 acre tract and the said 51.817 acre tract S 40°00'58" W, a distance of 615.65 feet to a point;

THENCE: N 89°01'53" W, a distance of 366.43 feet to a point;

THENCE: S 48°58'44" W, a distance of 1121.10 feet to a point;

THENCE: S 80°29'16" W, a distance of 818.46 feet to a point;

THENCE: N 14°39'19" E, a distance of 21.92 feet to a point;

THENCE: N 80°29'16" E, a distance of 803.84 feet to a point;

THENCE: N 48°58'44" E, a distance of 1123.14 feet to a point;

THENCE: S 89°01'53" E, a distance of 364.57 feet to a point;

THENCE: N 40°00'58" E, a distance of 594.00 feet to a point;

THENCE: N 22°25'14" W, a distance of 121.23 feet to a point;

THENCE: N 17°51'01" E, a distance of 334.48 feet to a point;

THENCE: N 26°36'36" E, a distance of 283.82 feet to a point;

THENCE: N 18°24'33" W, a distance of 491.91 feet to a point;

THENCE: N 50°34'25" W, a distance of 178.92 feet to a point;

THENCE: N 30°42'35" W, a distance of 220.94 feet to a point;

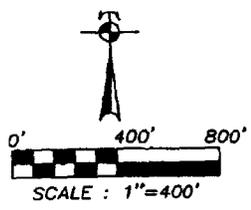
THENCE: N 18°05'46" W, a distance of 24.07 feet to a point on the northern boundary of a 110-foot wide ingress/egress easement described in Volume 7112, Pages 563-572 of the said Official Public Records;

FIELD NOTES
2.096 Acre
Page 3 of 3

THENCE: N 66°23'12" E, along the northern line of said easement, a distance of 20.09 feet to a point on the aforesaid northern line being the **POINT OF BEGINNING**, and containing 2.096 acres (91,304 square feet, more or less) of land in Bexar County, Texas. Said easement being described in accordance with an Exhibit prepared by Pape-Dawson Engineers, Inc.

This information is based on previous surveys prepared for the parent tract(s). An on-the-ground survey of this easement was not performed as part of the preparation of this field note description and exhibit. This document is not sufficient for transfer of fee title.

PREPARED BY: Pape-Dawson Engineers, Inc.
JOB NO.: 5000-03
DATE: November 9, 2004
DOC ID: 500907W0004P0041104a1



MANUEL GOMEZ
SURVEY No. 7
ABSTRACT 1045
COUNTY BLOCK 4518

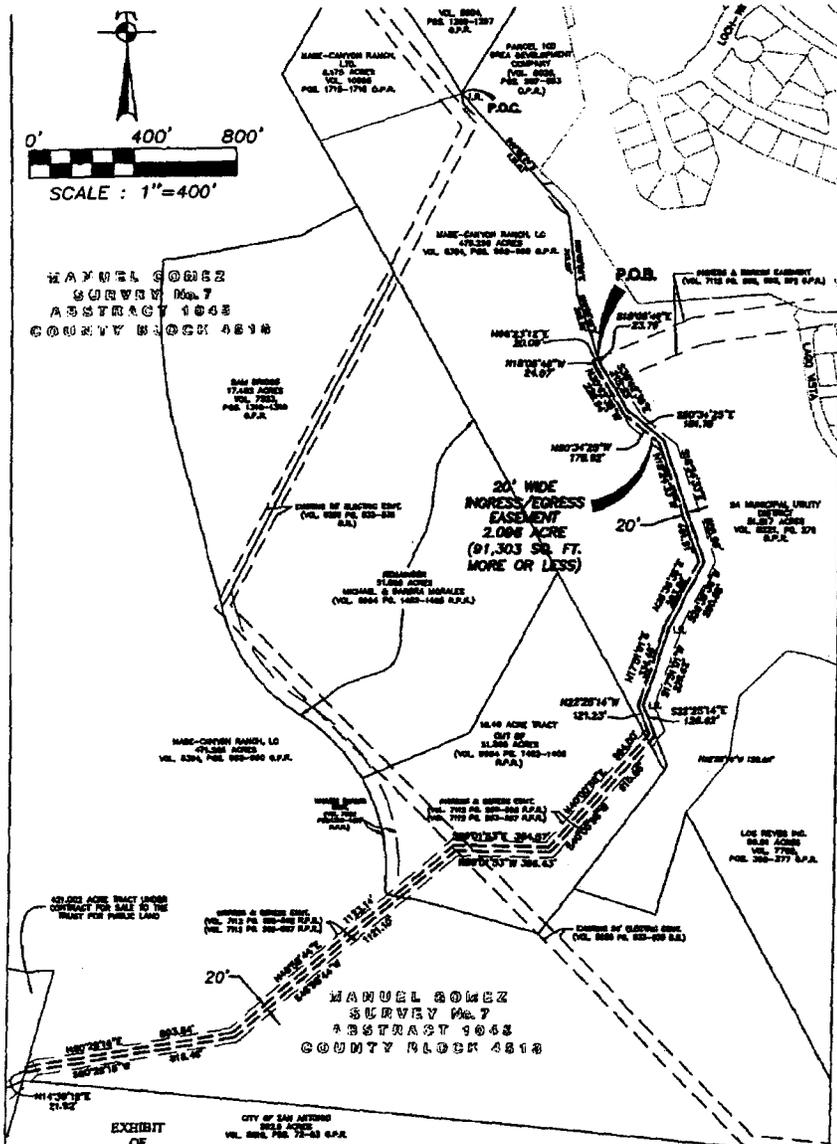


EXHIBIT
OF
2.096 ACRE TRACT BEING A 20 FOOT WIDE INGRESS/EGRESS EASEMENT
OUT OF A 476.256 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED
IN VOLUME 8394 PAGES 912-940 OF THE OFFICIAL PUBLIC RECORDS OF
REAL PROPERTY OF BEXAR COUNTY, TEXAS AND A 19.49 ACRE TRACT
OUT OF A 31.89 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED
IN VOLUME 9994 PAGES 1402-1405 OF THE OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE MANUEL
GOMEZ SURVEY NO. 7, ABSTRACT 1045, COUNTY BLOCK 4518, OF
BEXAR COUNTY, TEXAS

PAPE-DAWSON ENGINEERS

DATE: 11/09/2004

JOB NO. 5000-03

Code: Rev. 10, 2004; 2 Sheets; Loop 10; A-Covered
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**EXHIBIT C TO SPECIAL WARRANTY DEED
(Permitted Title Exceptions)**

1. The following restrictive covenants of record itemized below:

Volume 1827, Page 373, Volume 1827, Page 446, and Volume 1943, Page 758, Volume 1943, Page 790, and Volume 4915, Page 146, Real Property Records of Bexar County, Texas.
2. Easement as set out in Volume 7861, Page 651, Deed Records of Bexar County, Texas. (Insufficient description to determine its accurate location.)
3. Easement Agreement for ingress and Egress as set forth in Volume 7112, Page 558, Volume 7112, Page 563, and in Volume 7112, Page 576, Real Property Records of Bexar County, Texas, and as shown on Survey dated July 13, 2004, prepared by John Noel Nichols, R.P.L.S. No. 4402 of Pape Dawson Engineers.
4. Access Easement, 60' in width, as set out in Volume 9150, Page 671, Real Property Records of Bexar County, Texas, and as shown on Survey dated July 13, 2004, prepared by John Noel Nichols, R.P.L.S. No. 4402 of Pape Dawson Engineers.
5. Easement to the San Antonio Municipal Utility District No. 1 and San Antonio Ranch Ltd., No. 1, and Western Savings and Loan Association, as set out in Volume 3129, Page 1020, 1 and 2 of the Real Property Records of Bexar County, Texas, as affected instrument recorded in Volume 8825, Page 831, Real Property Records of Bexar County, Texas. (Insufficient description to determine its accurate location)
6. All terms conditions, stipulations and rights of others in and to 20' Ingress and Egress Easement granted to The Trust for Public Land as set forth in Deed dated _____, 2005, recorded in Volume _____, Page _____ of the Real Property Records of Bexar County, Texas.
7. Mineral interests reserved by instrument recorded in Volume 5885, Page 207 and in Volume 5885, Page 215, Deed Records of Bexar County, Texas. Title to the above mineral interest not checked subsequent to the date of said instruments.
8. Mineral/Royalty Reservation described in Volume 7427, Page 659, Deed Records of Bexar County, Texas. Title to the above mineral interests not checked subsequent to the date of said instruments. Title to the all of the above mineral interests not checked subsequent to the date of said instruments.
9. Terms and conditions and provisions of that certain Permit to Appropriate State Water recorded in Volume 3, Page 201, as affected by instrument recorded in Volume 1010, Page 596, Real Property Records of Bexar County, Texas.

10. Terms, conditions and stipulations of the San Antonio Municipality Utility District No. 1, evidenced by instrument recorded in Volume 1157, Page 844, Volume 4661 Page 1326, Volume 4661, page 1337, Volume 4910 Page 1905, Volume 2276, Page 581, Volume 2276, Page 579, Real Property Records of Bexar County, Texas.

11. Terms, conditions and lien of assessments of San Antonio Ranch Community Association, Inc. as set out in instrument recorded in Volume 1827, Page 373 Volume 1827, Page 446, Volume 1943, Page 758, Volume 1943, Page 790, and Volume 4915, Page 146, Real Property Records of Bexar County, Texas. This lien having been subordinated therein to all valid purchase money liens.

12. Special Assessments for Capital Improvements as set out in instrument recorded in Volume 1827, Page 373, Volume 1827, Page 446, Volume 1943, page 758, Volume 1943, Page 790, and Volume 4915, Page 146, Real Property Records of Bexar County, Texas. This lien having been subordinated therein to all valid purchase money liens.

13. Subject to the terms and conditions of an affidavit for Edwards Aquifer Protection Plan and as further set out in Volume 10388, Page 1720, Real Property Records of Bexar County, Texas.

Doc# 20050022800
Pages 15
02/02/2005 10:54:02 AM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERRY RICKHOFF COUNTY CLERK

Fees 40.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
02/02/2005 10:54:02 AM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerry Rickhoff