

AN ORDINANCE **97706**

**APPROVING A CONTRACT FOR THE ACQUISITION OF APPROXIMATELY 1,726 ACRES OF LAND FOR A PURCHASE PRICE OF NOT MORE THAN \$16,090,000.00 TO BE USED TO MEET ECONOMIC DEVELOPMENT INCENTIVE OBLIGATIONS CONTAINED IN THE PROJECT STARBRIGHT AGREEMENT, AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE CHANGES TO THE CONTRACT AND TO EXECUTE THE CONTRACT, AND APPROPRIATING FUNDS, AUTHORIZING OTHER ACTIONS, AS NECESSARY; DECLARING AN INTENT THAT THE EXPENDITURES AUTHORIZED BY THIS ORDINANCE MAY BE REIMBURSED FROM THE PROCEEDS OF BONDS SOLD BY THE CITY OF SAN ANTONIO, TEXAS, STARBRIGHT INDUSTRIAL DEVELOPMENT CORPORATION; RESCINDING ORDINANCE 97317 (MARCH 13, 2003) AND PROVIDING THAT THE ORDINANCE WILL BE IMMEDIATELY EFFECTIVE UPON RECEIPT OF EIGHT (8) AFFIRMATIVE VOTES.**

\* \* \* \* \*

**WHEREAS**, the City of San Antonio ("City"); other governmental entities; various utility providers and the City of San Antonio, Texas, Starbright Industrial Development Corporation ("Corporation") have negotiated an agreement with the Toyota Motor Manufacturing North America, Inc. ("Toyota") under which certain assistance would be provided to Toyota to assist it in development of an auto manufacturing or assembly facility in San Antonio; and,

**WHEREAS**, one portion of that agreement involves the acquisition of certain property that includes tracts totaling approximately 1,838 acres of land which was previously approved by Ordinance 97317 (March 13, 2003); and,

**WHEREAS**, the parties desire to enter a new contract covering 1,726 of the 1,838 acres; ensure the acquisition of a portion of the property on acceptable terms in a timely manner through an agreement with EDF TITLE HOLDING COMPANY, INC; JPMorgan Chase Bank, TICOR TITLE AGENCY OF SAN ANTONIO, or their respective assigns to purchase the property; and,

**WHEREAS**, City staff, the staff of the Corporation and the sellers are negotiating additional terms of the agreement pending the proposed sale of securities by the Corporation to fulfill its duties in the Economic Development Agreement between the City and the Corporation; and,

**WHEREAS**, the City chooses to declare its intention to reimburse itself for capital expenditures at the time it issues tax exempt or non-tax exempt obligations to finance the project; **NOW, THEREFORE**,

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

**SECTION 1.** The City Manager or her designee is authorized to acquire the Property, which consists of approximately 1,726 acres of land for a purchase price that shall not exceed \$16,090,000.00. The property is more particularly described in tracts, which are described by metes and bounds at **Exhibit A**. **Exhibit A** is attached hereto and is hereby incorporated as if it were set out verbatim.

**SECTION 2.** The City Manager or her designee is authorized to take such steps as may be necessary to implement this ordinance and to negotiate the final terms of the acquisition agreement.

**SECTION 3.** This Ordinance is also a declaration of the City's official intent to reimburse itself, from proceeds derived from the sale of Obligations to be sold by the City of San Antonio, Texas, Starbright Industrial Development Corporation, for any costs incurred by the City in connection with these actions.

**SECTION 4.** The Director of Finance is authorized to take all action necessary to appropriate and encumber the necessary funds to carry out the purpose of this ordinance when specific funds and index codes are identified and assigned.

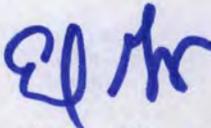
**SECTION 5.** Amounts will be transferred from available funding sources to be identified and assigned, if necessary.

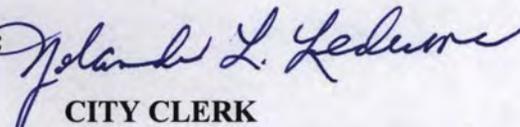
**SECTION 6.** The Director of Finance is authorized to record and account for the loan in accordance with Generally Accepted Accounting Principles (GAAP) and all applicable laws.

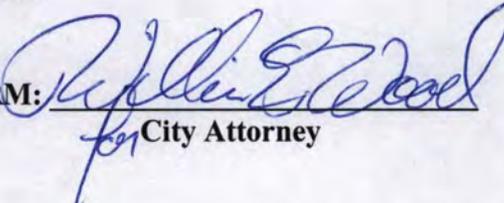
**SECTION 7.** Ordinance 97317, adopted on March 13, 2003 is rescinded.

**SECTION 8.** This ordinance shall be immediately effective if passed by at least eight votes. Otherwise, it shall be effective on the 8th day of June 2003.

**PASSED AND APPROVED** this 29<sup>th</sup> Day of May, 2003.

  
**M A Y O R**  
EDWARD D. GARZA

**ATTEST:**   
CITY CLERK

**APPROVED AS TO FORM:**   
for City Attorney

03-21

**CERTIFICATE FOR ORDINANCE**

I, the undersigned City Clerk of the City of San Antonio, Texas (the "City"), hereby certify as follows:

1. The City Council of the City convened in regular meeting on the 29<sup>th</sup> day of May, 2003 at the designated meeting place, and the roll was called of the duly constituted officers and members of said City Council, to wit:

Ed Garza, Mayor  
Enrique M. Barrera  
David Carpenter  
Julian Castro  
Bonnie Conner  
Nora X. Herrera

Enrique "Kiké" Martin  
Antoniette "Toni" Moorhouse  
Bobby Pérez  
John H. Sanders  
Carroll Schubert

and all of said persons were present, except the following absentees: None  
\_\_\_\_\_, thus constituting a quorum. Whereupon, among other business, the following was transacted at said Meeting: a written Ordinance No. 97706, entitled:

AN ORDINANCE APPROVING A CONTRACT FOR THE ACQUISITION OF APPROXIMATELY 1,726 ACRES OF LAND FOR A PURCHASE PRICE OF NOT TO EXCEED \$16,090,000.00, TO BE USED TO MEET ECONOMIC DEVELOPMENT INCENTIVE OBLIGATIONS RELATING TO THE DEVELOPMENT OF AN AUTOMOTIVE ASSEMBLY PLANT IN THE CITY, AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE CHANGES TO THE CONTRACT AND TO EXECUTE THE CONTRACT, AND APPROPRIATING FUNDS, AND AUTHORIZING OTHER ACTIONS, AS NECESSARY; EFFECTIVE IMMEDIATELY IF PASSED BY AT LEAST EIGHT (8) VOTES

was duly introduced for the consideration of said city Council. It was then duly moved and seconded that said Ordinance be passed; and, after due discussion, said motion, carrying with it the passage of said Ordinance, prevailed and carried by the following vote:

AYES: 11 NOES: 0 ABSTENTIONS: 0

2. A true, full and correct copy of the aforesaid Ordinance passed at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; said Ordinance has been duly recorded in said City Council's minutes of said Meeting; the above and foregoing paragraph is a true, full and correct excerpt from said City Council's minutes of said Meeting pertaining to the passage of said Ordinance; the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said City Council as indicated therein; each of the officers and members of said City Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that said Ordinance would be introduced and considered for passage at said Meeting, and each of said officers and members consented, in advance, to the holding of said Meeting for such purpose; and said Meeting was open to the public and public notice of the time, place and purpose of said Meeting was given, all as required by Texas Government Code, Chapter 551.

3. The true and correct signature of Terry Brechtel (the City Manager of the City) is as follows:

Terry Brechtel

SIGNED AND SEALED the 4<sup>th</sup> day of June, 2003.



Jolanda L. Ledesma  
City Clerk, City of San Antonio, Texas

MEETING OF THE CITY COUNCIL

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: \_\_\_\_\_

30c

DATE: \_\_\_\_\_

MAY 29 2003

MOTION: \_\_\_\_\_

*Ref*

*Martin*  
97706

ORDINANCE NUMBER: \_\_\_\_\_

RESOLUTION NUMBER: \_\_\_\_\_

ZONING CASE NUMBER: \_\_\_\_\_

TRAVEL AUTHORIZATION: \_\_\_\_\_

NAME	ROLL	AYE	NAY
BOBBY PEREZ District 1		✓	
JOHN H. SANDERS District 2		✓	
ANTONIETTE "TONI" MOORHOUSE District 3		✓	
ENRIQUE "KIKE" MARTIN District 4		✓	
NORA X. HERRERA District 5		✓	
ENRIQUE M. BARRERA District 6		✓	
JULIAN CASTRO District 7		✓	
BONNIE CONNER District 8		✓	
CARROLL SCHUBERT District 9		✓	
DAVID CARPENTER District 10		✓	
EDWARD D. GARZA Mayor		✓	

**FILE**

*Project Starbright  
Agreement*

*(Copy: Starbright Industrial  
Development Corp.)*

**03-21**

FIELD NOTES

FOR

TRACT I

A 633.289 acre, or 27,586,067 square foot more or less, tract of land out of the partition of a 3058.93 acre tract of land owned by Concepcion Walsh, said tract comprised of 14.989 acres, 474.386 acres and 143.913 acres of said partition of a called 785.7 acre tract described in conveyance to Edward Patrick Walsh recorded in Volume 2143, Pages 366-368 of the Deed Records of Bexar County, Texas, and a called 774.2 acre tract described in a conveyance to Henry Joseph Walsh recorded in Volume 2727, Pages 159-161 of the Deed Records of Bexar County, Texas, out of the Ignacio Perez Grant, Abstract 13, County Block 4297, Bexar County, Texas, said 633.289 acres parcel being more particularly described by metes and bounds as follows;

**BEGINNING:** at a found ½" iron rod, having the South Texas State Plane Coordinate value for the South Central Zone of X=2,111,722.9 and Y=13,644,524.4, the southwest corner of a 6.369 acre tract described in condemnation to the City of San Antonio, recorded in Volume 5254, Pages 1200-1219 of the Official Public Records of Real Property, Bexar County, Texas, same being the northwest corner of said 785.7 acre tract, the northwest corner of the herein described tract, from which the intersection of the centerline of Watson Road, a 40-foot right-of-way at the time of survey, and the west line of Applewhite Road, a nominal 60-foot right-of-way, bears N02°28'40"E, a distance of 17.75 feet;

**THENCE:** N85°49'54"E, along the south line of said 6.369 acre tract, a distance of 3,237.36 feet to a found ½" iron rod, an angle of said 6.369 acre tract;

**THENCE:** N85°42'14"E, continuing along said south line of 6.369 acre tract, a distance of 2,468.17 feet to a found ½" iron rod, the northwest corner of a 16.674 acre tract described in condemnation to the City of San Antonio, recorded in Volume 5254, Pages 1235-1251 of the Official Public Records of Real Property, Bexar County, Texas, the northeast corner of the herein described tract;

**THENCE:** S49°22'15"E, departing said south line of the 6.369 acre tract along the southwest line of said 16.674 acre tract, a distance of 56.83 feet to a found ½" iron rod;

**THENCE:** S04°20'06"E, along the west line of said 16.674 acre tract a distance of 286.24 feet to a found ½" iron rod;

**THENCE:** S06°37'25"W, continuing along the west line of said 16.674 acre tract a distance of 999.96 feet to a found ½" iron rod, the southwest corner of said 16.674 acre tract, a re-entrant corner of the herein described tract;

**Exhibit A**

To Ordinance No. \_\_\_\_\_

Passed and Approved on

May 29, 2003

- THENCE: S83°23'36"E, along the south line of said 16.674 acre tract, a distance of 916.00 feet to a found ½" iron rod having the South Texas State Plane Coordinate value for the South Central Zone of X=2,118,271.2 and Y=13,643,523.7, a northeast corner of the herein described tract;
- THENCE: S16°15'00"E, departing said south line of the said 16.674 acre tract, along the west line of a 277.174 acre tract described in condemnation to the City of San Antonio, recorded in Volume 5254, Pages 1220-1234 of the Official Public Records of Real Property, Bexar County, Texas, a distance of 1,059.83 feet to a found ½" iron rod;
- THENCE: S33°50'01"W, departing said west line, along the north line of a 34.408 acre tract described in condemnation to the City of San Antonio, recorded in Volume 5254, Pages 1235-1251 of the Official Public Records of Real Property, Bexar County, Texas, a distance of 181.72 feet to a found ½" iron rod;
- THENCE: N76°33'13"W, along the north line of said 34.408 acre tract a distance of 1,376.15 feet to a found ½" iron rod a re-entrant corner of the herein described tract;
- THENCE: Along the west line of said 34.408 acres the following (2) calls and distances:
- 1) S28°25'35"E, a distance of 846.01 feet to a found ½" iron rod;
  - 2) S43°24'57"E, a distance of 1,240.20 feet to a found ½" iron rod, on a line of the aforementioned 277.174 acre tract, a southeast corner of the herein described tract;
- THENCE: S73°46'30"W, along a north line of said 277.174 acre tract and the south line of the herein described tract, a distance of 487.26 feet to a found ½" iron rod;
- THENCE: S73°38'03"W, continuing along said south line of the herein described tract a distance of 48.81 feet to a found ½" iron rod, the east corner of a 1.982 acre tract described in condemnation to the City of San Antonio, recorded in Volume 5254, Pages 1235-1251 of the Official Records of Real Property, Bexar County, Texas;
- THENCE: N60°04'20"W, along the northeast line of said 1.982 acre tract a distance of 56.21 feet to a found ½" iron rod;
- THENCE: N70°31'24"W, a distance of 314.61 feet to a found ½" iron rod at the north corner of said 1.982 acre tract;
- THENCE: S47°52'49"W, along the northwest line of said 1.982 acre tract and a southeast line of the herein described tract a distance of 513.33 feet to a found ½" iron rod on the line of the aforementioned 277.174 acre tract;

THENCE: S73°45'21"W, a distance of 214.84 feet to a found ½" iron rod, having the South Texas State Plane Coordinate value for the South Central Zone of X=2,116,936.4 and Y=13,640,609.5, on the west line of the aforementioned 774.2 acre tract and a northwest corner of the said 277.174 acre tract;

THENCE: S16°14'50"E, along the west line of said 774.2 acre tract and an east line of the herein described tract a distance of 189.03 feet to a found ½" iron rod;

THENCE: Departing said west line of said 774.2 acre tract and continuing along the boundary line of a 254.214 acre tract described in condemnation to the City of San Antonio, recorded in Volume 5254, Pages 1200-1219 of the Official Public Records of Real Property, Bexar County, Texas, the following (16) calls and distances;

- 1) S30°39'50"W, a distance of 167.71 feet to a found ½" iron rod;
- 2) N58°49'46"W, a distance of 525.14 feet to a found ½" iron rod;
- 3) S81°31'56"W, a distance of 559.01 feet to a found ½" iron rod;
- 4) S48°24'52"W, a distance of 621.14 feet to a found ½" iron rod;
- 5) N88°47'05"W, a distance of 323.30 feet to a found ½" iron rod;
- 6) S82°18'46"W, a distance of 352.92 feet to a found ½" iron rod;
- 7) S73°31'07"W, a distance of 218.39 feet to a found ½" iron rod;
- 8) N34°32'23"W, a distance of 1,237.73 feet to a found ½" iron rod;
- 9) N72°20'35"W, a distance of 307.19 feet to a found ½" iron rod;
- 10) S40°53'45"W, a distance of 560.40 feet to a found ½" iron rod;
- 11) S15°01'44"E, a distance of 1,689.30 feet to a found ½" iron rod;
- 12) S71°16'07"W, a distance of 241.62 feet to a found ½" iron rod;
- 13) S26°59'14"W, a distance of 444.57 feet to a found ½" iron rod;
- 14) S85°05'59"W, a distance of 424.70 feet to a found ½" iron rod;
- 15) N67°45'49"W, a distance of 296.17 feet to a found ½" iron rod;
- 16) S78°02'44"W, a distance of 175.02 feet to a found ½" iron rod having the South Texas State Plane Coordinate value for the South Central Zone of X=2,112,333.0 and Y=13,638,582.4, on the east right-of-way line of the aforementioned Applewhite Road, the southwest corner of the herein described tract;

THENCE: Along the east right-of-way line of said Applewhite Road the following (8) calls and distances:

- 1) N12°21'19"E, a distance of 175.63 feet to a found ½" iron rod;
- 2) N03°06'33"E, a distance of 127.80 feet to a found ½" iron rod;

- 3) N07°24'35"W, a distance of 462.81 feet to a found ½" iron rod, the south west corner of a 15.000 acre tract as described in conveyance to Patricia Walsh Small, recorded in Volume 6340, Pages 635-638 of the Official Public Records of Real Property, Bexar County, Texas;
- 4) N06°40'00"W, a distance of 140.50 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- 5) N08°56'52"W, a distance of 626.11 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", the northwest corner of said 15.000 acre tract;
- 6) N08°59'31"W, a distance of 877.59 feet to a found ½" iron rod;
- 7) N09°06'53"W, a distance of 2,296.03 feet to a found ½" iron rod;
- 8) N00°52'07"E, a distance of 1,293.11 feet to the POINT OF BEGINNING, and containing 633.289 acres in Bexar County, Texas. Said 633.289 acre tract being described in accordance with an on the ground field survey and a map or plat prepared by Pape-Dawson Engineers.

The bearings for this survey are based on the North American Datum of 1983, from state plane coordinates established for the Texas South Central Zone. Using a scale factor of grid to surface of 1.00017. Coordinates were derived from the national geodetic survey continually operating reference system. Stations ARP2, PATT, GAL1 and verified against ARP2, ADKS and NETP..

PREPARED BY: PAPE DAWSON ENGINEERS INC..  
DATE: February 14, 2003  
REVISED: March 24, 2003  
JOB No.: 5656-01  
FILE: N:\56\56\SVYDEPT\WORD\633AC.DOC

FIELD NOTES

FOR

TRACT II

A 1,093.006 acre, or 47,611,328 square foot more or less, tract of land being 81.592 acres out of that called 785.7 acres conveyed to Edward Patrick Walsh in Volume 2143, Pages 366-368 of the Deed Records of Bexar County, Texas, 219.314 acres out of that called 223.20 acres conveyed to Edward Patrick Walsh in Volume 2515, Pages 363-367 of the Official Public Records of Real Property of Bexar County, Texas, 3.437 acres and 26.427 acres out of the remainder of 304.43 acres conveyed to John H. Small in Volume 3859, Pages 357-365 of the Official Public Records of Real Property of Bexar County, Texas, and the remaining 762.236 acres out of that called 774 acres conveyed to Patricia Walsh Small and Patrick H. Small in Volume 7493, Pages 196-204 of the Official Public Records of Real Property of Bexar County, Texas. Said 1,093.006 acre tract being more fully described as follows:

COMMENCING: at a found 1" iron pipe, the southwest corner of that called 200 acres, conveyed to Mary Claude Walsh in Volume 2753, Pages 210-211 of the Deed Records of Bexar County, Texas, surveyed concurrently as a 199.021 acre tract, the northwest corner of said 785.7 acre tract and the northwest corner of that 6.369 acre tract described in condemnation deed to the City of San Antonio and recorded in Volume 5254, Pages 1200-1219 of the Official Records of Real Property of Bexar County, Texas, having the State Plane Coordinate values for the Texas South Central Zone of X=2,111,724.2 feet and Y=13,644,554.8 feet, from which the intersection of the centerline of Watson Road, a 40-foot right-of-way, and the east line of Applewhite Road, a nominal 60-foot right-of-way, bears S 02°28'40"W a distance of 12.67 feet;

THENCE: N 85°55'24" E, along and with the south line of said 199.021 acre tract, the north line of said 6.369 acre tract a distance of 2222.65 feet to a found 2" iron pipe at the southeast corner of said 199.021 acre tract, a reentrant corner of said 785.7 acre tract;

THENCE: N 01°14'35" W, along and with the east line of said 199.021 acre tract a distance of 33.62 feet to a found ½" iron rod at an angle of said 6.369 acre tract for the POINT OF BEGINNING, having the State Plane Coordinate values for the Texas South Central Zone of X=2,113,940.2 feet and Y=13,644,746.4 feet;

THENCE: N 00°16'29"W, along and with the east line of said 199.021 acres, a west line of said 785.7 acre tract, a distance of 2309.51 feet to a found 2" pipe having the State Plane Coordinate values for the Texas South Central Zone of X=2,113,929.1 and Y=13,647,055.5;

THENCE: N 22°12'48"E, a distance of 39.88 feet to the centerline of Leon Creek;

THENCE: Along the centerline of Leon Creek, the following 28 calls and distances:

- 1) S 66°34'52"E, a distance of 270.62 feet;
- 2) N 85°01'51"E, a distance of 594.89 feet;
- 3) S 71°58'38"E, a distance of 292.88 feet;
- 4) S 89°31'46"E, a distance of 338.87 feet;
- 5) N 72°31'19"E, a distance of 330.94 feet;
- 6) N 46°38'04"E, a distance of 271.32 feet;
- 7) N 81°30'56"E, a distance of 467.44 feet;
- 8) N 61°57'25"E, a distance of 216.42 feet;
- 9) N 70°45'08"E, a distance of 376.71 feet;
- 10) N 74°34'19"E, a distance of 521.67 feet;
- 11) N 86°04'05"E, a distance of 159.61 feet;
- 12) S 71°02'59"E, a distance of 27.03 feet;
- 13) N 63°21'23"E, a distance of 296.62 feet;
- 14) N 77°22'31"E, a distance of 222.52 feet;
- 15) N 59°37'38"E, a distance of 65.32 feet;
- 16) N 85°46'46"E, a distance of 324.59 feet;
- 17) S 72°22'00"E, a distance of 133.67 feet;
- 18) S 53°48'09"E, a distance of 117.66 feet;
- 19) S 10°49'39"E, a distance of 59.63 feet;
- 20) S 37°50'04"E, a distance of 37.76 feet;
- 21) S 03°50'16"W, a distance of 50.78 feet;
- 22) S 43°20'12"W, a distance of 33.73 feet;
- 23) S 26°28'48"W, a distance of 105.76 feet;
- 24) S 56°45'58"E, a distance of 47.98 feet;
- 25) S 32°27'23"E, a distance of 205.31 feet;
- 26) N 76°08'45"E, a distance of 32.80 feet;
- 27) S 63°42'37"E, a distance of 30.32 feet;

28) S 33°35'55"E, a distance of 210.12 feet to the southwest corner of Lot 1 of the Leon Creek Waste Water Treatment Plant Subdivision recorded in Volume 9547, Pages 157-161 of the Deed and Plat Records of Bexar County, Texas, said point having the State Plane Coordinate value for the Texas South Central Zone of X=2,118,982.2 feet and Y=13,649,474.7 feet, from which a found ½" iron rod at the northwest corner of said Lot 1, on the south line of Muermann Road, bears N 19°16'43"E, a distance of 4117.60 feet.

THENCE: Continuing along the centerline of Leon Creek, the south line of said Lot 1, the following 41 calls and distances:

- 1) S 39°21'18"E, a distance of 170.18 feet;
- 2) S 55°12'24"E, a distance of 100.00 feet;
- 3) S 78°06'42"E, a distance of 195.74 feet;
- 4) S 89°16'27"E, a distance of 281.76 feet;
- 5) N 83°10'14"E, a distance of 231.38 feet;
- 6) N 66°45'11"E, a distance of 609.24 feet;
- 7) N 78°06'15"E, a distance of 109.03 feet;
- 8) S 41°37'13"E, a distance of 71.33 feet;
- 9) N 87°08'24"E, a distance of 23.52 feet;
- 10) N 13°08'39"E, a distance of 48.20 feet;
- 11) N 67°08'56"E, a distance of 179.32 feet;
- 12) N 17°49'31"E, a distance of 265.55 feet;
- 13) N 48°51'27"E, a distance of 67.04 feet;
- 14) N 83°33'54"E, a distance of 192.20 feet;
- 15) N 64°54'15"E, a distance of 56.13 feet;
- 16) S 84°11'00"E, a distance of 70.00 feet;
- 17) N 69°16'02"E, a distance of 152.94 feet;
- 18) N 45°07'27"E, a distance of 145.55 feet;
- 19) S 75°25'31"E, a distance of 158.28 feet;
- 20) S 81°05'14"E, a distance of 181.44 feet;
- 21) S 44°44'35"E, a distance of 191.27 feet;
- 22) S 77°31'28"E, a distance of 106.60 feet;

- 23) N 80°45'40"E, a distance of 226.72 feet;
- 24) S 77°59'48"E, a distance of 139.28 feet;
- 25) S 51°16'36"E, a distance of 143.00 feet;
- 26) N 76°37'05"E, a distance of 29.73 feet;
- 27) S 42°22'08"E, a distance of 127.15 feet;
- 28) S 55°26'48"E, a distance of 142.40 feet;
- 29) S 67°02'43"E, a distance of 163.80 feet;
- 30) S 39°41'35"E, a distance of 15.78 feet;
- 31) S 53°01'31"E, a distance of 34.91 feet;
- 32) S 76°23'24"E, a distance of 18.32 feet;
- 33) S 89°14'33"E, a distance of 21.71 feet;
- 34) S 84°08'21"E, a distance of 83.26 feet;
- 35) S 89°24'33"E, a distance of 51.49 feet;
- 36) N 78°18'04"E, a distance of 85.74 feet;
- 37) N 62°02'01"E, a distance of 68.94 feet;
- 38) N 44°14'22"E, a distance of 19.66 feet;
- 39) N 57°01'48"E, a distance of 39.19 feet;
- 40) N 47°20'12"E, a distance of 178.97 feet;
- 41) N 62°11'57"E, a distance of 374.14 feet to the south east corner of  
aforementioned Lot 1 said point having the State Plane Coordinate values for the  
Texas South Central Zone of X=2,123,768.6 feet and Y=13,649,882.6 feet;

**THENCE:** Continuing along the centerline of Leon Creek the following 23 calls and distances:

- 1) S 51°01'22"E, a distance of 154.52 feet;
- 2) S 74°40'32"E, a distance of 349.57 feet;
- 3) S 30°06'56"E, a distance of 461.61 feet;
- 4) S 10°49'51"E, a distance of 379.13 feet;
- 5) S 39°19'55"E, a distance of 308.74 feet;
- 6) S 77°11'48"E, a distance of 244.36 feet;

- 7) S 86°18'04"E, a distance of 724.70 feet;
- 8) S 39°47'03"E, a distance of 137.27 feet;
- 9) S 77°33'12"E, a distance of 238.40 feet;
- 10) S 80°17'38"E, a distance of 82.82 feet;
- 11) S 34°34'51"E, a distance of 715.32 feet;
- 12) S 56°08'33"E, a distance of 312.20 feet;
- 13) S 74°28'14"E, a distance of 451.79 feet;
- 14) N 82°30'24"E, a distance of 361.82 feet;
- 15) N 87°44'58"E, a distance of 275.23 feet;
- 16) S 53°08'58"E, a distance of 389.29 feet;
- 17) S 18°05'28"E, a distance of 143.34 feet;
- 18) S 39°01'46"E, a distance of 357.96 feet;
- 19) N 86°43'12"E, a distance of 522.68 feet;
- 20) N 83°41'49"E, a distance of 107.45 feet;
- 21) S 79°16'32"E, a distance of 173.19 feet;
- 22) S 48°18'20"E, a distance of 786.20 feet;
- 23) S 23°42'18"E, a distance of 63.10 feet to the intersection of the centerline of Leon Creek with the north low bank of the Medina River, having the State Plane Coordinate values for the Texas South Central Zone of X=2,129,814.1 feet and Y=13,644,046.4 feet;

THENCE: Along and with the north low bank of the Medina River the following 82 calls and distances:

- 1) N 86°08'18"W, a distance of 18.72 feet;
- 2) S 55°20'14"W, a distance of 28.94 feet;
- 3) S 78°31'09"W, a distance of 78.90 feet;
- 4) N 87°37'09"W, a distance of 98.42 feet;
- 5) N 78°02'33"W, a distance of 159.55 feet;
- 6) S 76°07'08"W, a distance of 77.73 feet;
- 7) S 49°36'50"W, a distance of 95.11 feet;
- 8) S 33°31'03"W, a distance of 126.38 feet;

- 9) S 37°57'21"W, a distance of 166.74 feet;
- 10) S 12°55'54"W, a distance of 170.68 feet;
- 11) S 28°57'45"W, a distance of 82.73 feet;
- 12) S 68°44'39"W, a distance of 30.89 feet;
- 13) N 01°14'04"W, a distance of 62.82 feet;
- 14) N 10°41'56"E, a distance of 99.75 feet;
- 15) N 02°58'06"W, a distance of 66.82 feet;
- 16) N 30°35'20"W, a distance of 46.59 feet;
- 17) N 75°44'46"W, a distance of 88.65 feet;
- 18) S 75°05'47"W, a distance of 96.98 feet;
- 19) S 46°10'25"W, a distance of 104.37 feet;
- 20) S 06°11'01"E, a distance of 49.02 feet;
- 21) S 33°59'57"W, a distance of 152.80 feet;
- 22) S 11°01'40"W, a distance of 164.99 feet;
- 23) S 12°13'44"W, a distance of 215.77 feet;
- 24) S 67°20'26"W, a distance of 48.98 feet;
- 25) S 21°14'49"W, a distance of 131.86 feet;
- 26) S 03°32'17"W, a distance of 113.71 feet;
- 27) S 49°31'40"E, a distance of 140.26 feet;
- 28) S 87°00'51"E, a distance of 51.77 feet;
- 29) S 70°14'41"E, a distance of 72.27 feet;
- 30) S 42°55'03"E, a distance of 41.79 feet;
- 31) S 00°50'16"W, a distance of 61.50 feet;
- 32) S 26°52'01"W, a distance of 86.96 feet;
- 33) S 47°35'06"W, a distance of 250.61 feet;
- 34) S 58°01'41"W, a distance of 181.72 feet;
- 35) S 67°06'29"W, a distance of 222.58 feet;
- 36) S 83°29'00"W, a distance of 189.50 feet;
- 37) N 83°46'47"W, a distance of 169.52 feet;

- 38) N 55°31'37"W, a distance of 79.93 feet;
- 39) N 12°34'29"W, a distance of 122.52 feet;
- 40) N 09°40'29"W, a distance of 85.51 feet;
- 41) N 36°05'11"W, a distance of 72.39 feet;
- 42) N 66°09'46"W, a distance of 45.01 feet;
- 43) N 77°21'27"W, a distance of 56.92 feet;
- 44) S 62°25'21"W, a distance of 63.56 feet;
- 45) N 54°58'53"W, a distance of 116.87 feet;
- 46) N 05°44'29"W, a distance of 162.77 feet;
- 47) N 45°05'59"W, a distance of 199.85 feet;
- 48) N 34°37'55"W, a distance of 136.89 feet;
- 49) N 47°10'45"W, a distance of 321.27 feet;
- 50) N 67°19'42"W, a distance of 112.30 feet;
- 51) S 86°28'47"W, a distance of 64.46 feet;
- 52) N 70°30'57"W, a distance of 166.70 feet;
- 53) S 51°49'44"W, a distance of 192.27 feet;
- 54) S 67°47'59"W, a distance of 178.81 feet;
- 55) S 46°47'07"W, a distance of 361.96 feet;
- 56) S 31°16'17"W, a distance of 103.69 feet;
- 57) S 32°28'54"W, a distance of 73.41 feet;
- 58) S 07°27'26"W, a distance of 73.22 feet;
- 59) S 49°05'55"W, a distance of 98.95 feet;
- 60) S 82°25'58"W, a distance of 203.25 feet;
- 61) S 82°45'33"W, a distance of 255.47 feet;
- 62) N 73°17'06"W, a distance of 79.43 feet;
- 63) N 43°11'45"W, a distance of 97.18 feet;
- 64) N 30°29'30"E, a distance of 252.12 feet;
- 65) N 14°39'16"E, a distance of 76.24 feet;

- 66) N 23°38'26"E, a distance of 90.54 feet;
- 67) N 14°54'10"W, a distance of 73.44 feet;
- 68) S 89°35'29"W, a distance of 78.22 feet;
- 69) N 77°28'44"W, a distance of 85.68 feet;
- 70) N 21°43'48"W, a distance of 123.69 feet;
- 71) N 07°24'43"E, a distance of 88.56 feet;
- 72) N 43°27'05"E, a distance of 40.43 feet;
- 73) S 87°11'36"E, a distance of 129.85 feet;
- 74) N 47°37'11"E, a distance of 93.83 feet;
- 75) N 04°43'58"W, a distance of 134.23 feet;
- 76) N 21°12'37"W, a distance of 150.77 feet;
- 77) N 36°32'05"W, a distance of 113.07 feet;
- 78) S 73°34'46"W, a distance of 80.79 feet;
- 79) N 89°05'53"W, a distance of 52.70 feet;
- 80) S 79°42'32"W, a distance of 120.42 feet;
- 81) S 56°38'04"W, a distance of 84.72 feet;
- 82) N 83°30'19"W, a distance of 253.12 feet to the east line of that 2.00 acre tract conveyed to the Bexar Metropolitan Water District in Volume 7460, Pages 2016-2020 of the Official Public Records of Real Property of Bexar County, Texas, said point having the State Plane Coordinate values for the Texas South Central Zone of X=2,124,745.8 feet and Y=13,643,704.7 feet;

THENCE: Along and with the boundary of said 2.00 acre tract the following (7) calls and distances:

- 1) N 00°02'28"E, a distance of 207.11 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
- 2) N 23°03'04"W, a distance of 210.15 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
- 3) S 73°59'46"W, a distance of 174.27 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
- 4) S 16°00'14"E, a distance of 35.82 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

- 5) S 00°02'28"W, a distance of 223.19 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
- 6) S 08°41'15"W, a distance of 54.07 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
- 7) S 08°41'15"W, a distance of 35.15 feet to the north low bank of the Medina River;

THENCE: Along and with the north bank of the Medina River the following 44 calls and distances:

- 1) S 87°47'25"W, a distance of 201.86 feet;
- 2) S 88°50'45"W, a distance of 113.07 feet;
- 3) S 64°05'41"W, a distance of 101.86 feet;
- 4) S 47°49'30"W, a distance of 121.65 feet;
- 5) S 38°18'06"W, a distance of 110.16 feet;
- 6) N 77°34'27"W, a distance of 63.31 feet;
- 7) S 76°52'20"W, a distance of 161.63 feet;
- 8) S 02°10'17"W, a distance of 100.09 feet;
- 9) S 18°52'04"E, a distance of 240.02 feet;
- 10) S 30°03'50"E, a distance of 164.46 feet;
- 11) S 19°16'24"W, a distance of 135.97 feet;
- 12) S 24°34'51"W, a distance of 262.40 feet;
- 13) S 19°29'20"E, a distance of 227.19 feet;
- 14) S 54°02'32"E, a distance of 60.06 feet;
- 15) S 46°40'38"W, a distance of 101.65 feet;
- 16) S 79°16'59"W, a distance of 148.76 feet;
- 17) N 74°36'35"W, a distance of 110.39 feet;
- 18) N 64°51'42"W, a distance of 199.30 feet;
- 19) N 51°43'15"W, a distance of 109.87 feet;
- 20) N 13°00'51"W, a distance of 360.00 feet;
- 21) N 13°09'02"W, a distance of 108.23 feet;
- 22) N 05°24'16"W, a distance of 80.71 feet;

- 23) N 39°17'46"W, a distance of 29.10 feet;
- 24) N 65°44'13"W, a distance of 111.70 feet;
- 25) N 78°00'01"W, a distance of 79.13 feet;
- 26) N 85°55'24"W, a distance of 52.82 feet;
- 27) N 83°53'24"W, a distance of 28.51 feet;
- 28) S 81°40'59"W, a distance of 78.69 feet;
- 29) S 29°38'46"W, a distance of 86.27 feet;
- 30) S 18°19'58"W, a distance of 84.18 feet;
- 31) S 15°31'41"W, a distance of 106.51 feet;
- 32) S 22°40'38"W, a distance of 115.67 feet;
- 33) S 34°07'57"W, a distance of 54.47 feet;
- 34) S 49°30'51"W, a distance of 95.14 feet;
- 35) S 69°48'52"W, a distance of 132.63 feet;
- 36) N 84°56'43"W, a distance of 18.90 feet;
- 37) S 64°07'57"W, a distance of 59.78 feet;
- 38) N 79°33'12"W, a distance of 19.56 feet;
- 39) S 47°53'51"W, a distance of 22.49 feet;
- 40) S 64°17'53"W, a distance of 111.17 feet;
- 41) S 58°03'12"W, a distance of 115.60 feet;
- 42) S 51°38'00"W, a distance of 266.02 feet;
- 43) S 37°49'16"W, a distance of 90.40 feet;
- 44) S 37°50'05"W, a distance of 247.37 feet to a found ½" iron rod, the east corner of that called 44.087 acres conveyed to the City of San Antonio in condemnation recorded in Volume 6110, Pages 1447-1456 of the Official Public Records of Real Property of Bexar County, Texas, said point having the State Plane Coordinate value for the Texas South Central Zone of X=2,121,680.2 feet and Y=13,641,987.3 feet;

- THENCE: N 37°14'49"W, along and with the east line of said 44.087 acres, passing a corner of that 277.174 acre tract conveyed to the City of San Antonio in condemnation recorded in Volume 5254, Pages 1220-1234 of the Official Public Records of Real Property of Bexar County, Texas, and continuing for a total distance of 2959.08 feet to a found ½" iron rod at the northeast corner of said 277.174 acre tract;
- THENCE: N 83°22'46"W, a distance of 1934.35 feet to a found ½" iron rod at the northeast corner of that 16.674 acre tract conveyed to the City of San Antonio in condemnation recorded in Volume 5254, Pages 1235-1251 of the Official Public Records of Real Property of Bexar County, Texas;
- THENCE: N 83°25'24"W, with the north line of said 16.674 acre tract a distance of 434.61 feet to a found ½" iron rod;
- THENCE: N 04°11'57"W, a distance of 337.76 feet to a found ½" iron rod at the northeast corner of said 16.674 acre tract, the southeast corner of the aforementioned 6.369 acre tract;
- THENCE: N 04°21'14"W, along and with the east line of said 6.369 acre tract, a distance of 59.76 feet to a found ½" iron rod;
- THENCE: Along and with the north line of said 6.369 acre tract the following (2) calls and distances:
- 1) S 85°42'43"W, a distance of 2568.22 feet to a found ½" iron rod;
  - 2) S 85°50'36"W, a distance of 1009.49 feet to the POINT OF BEGINNING and containing 1,093.006 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..

The bearings for this survey are based on the North American Datum of 1983, from state plane coordinates established for the Texas South Central Zone. Using a scale factor of grid to surface of 1.00017. Coordinates were derived from the national geodetic survey continually operating reference system. Stations ARP2, PATT, GAL1 and verified against ARP2, ADKS and NETP..

Prepared by: Pape-Dawson Engineers, Inc.  
Job No: 5656-01  
Date: February 14, 2003  
REVISED: March 24, 2003  
Doc. Id. P:\56\56\Survey\Word\1,093.006Ac.doc