

AN ORDINANCE **97317**

**APPROVING A CONTRACT FOR THE ACQUISITION OF APPROXIMATELY 1,838 ACRES OF LAND FOR A PURCHASE PRICE OF NOT TO EXCEED \$16,600,000.00, 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.**

\* \* \* \* \*

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

**WHEREAS**, the City desires to ensure the acquisition of the property on acceptable terms in a timely manner through an agreement with EDF TITLE HOLDING COMPANY, INC, collaterally assigned to JPMorgan Chase Bank, through TICOR TITLE AGENCY OF SAN ANTONIO, as escrow agent, and 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 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 1,838 acres of land for a purchase price that shall not exceed \$16,600,000.00. The property is more particularly described in four tracts which are described by metes and bounds at **Exhibit A** which 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.

**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.** This ordinance shall be immediately effective if passed by at least eight votes. Otherwise, it shall be effective on the 23rd day of March 2003.

**PASSED AND APPROVED** this 13th day of March 2003.

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

**ATTEST:**

**CITY CLERK**

**APPROVED AS TO FORM:**

**City Attorney**

**03-10**

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: 32

DATE: MAR 13 2003

MOTION: Sanders Rey

ORDINANCE NUMBER: 97317

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: Loyola Motor  
Manufacturing North America, Inc.*

*Copy - Starbright Industrial  
Development Corp.*

03-10



## FIELD NOTES

### FOR

A 1,093.006 acre, or 47,611,328 square foot more or less, tract of land being 81.816 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, 218.076 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, 30.825 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 762.289 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 200 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;

**PAPE-DAWSON ENGINEERS, INC.**

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

### Exhibit "A"

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

Passed and Approved on

March 13, 2003

- 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 calls and distances:

- N 00°02'28"E, a distance of 207.11 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
- N 23°03'04"W, a distance of 210.15 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 73°59'46"W, a distance of 174.27 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 16°00'14"E, a distance of 35.82 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 00°02'28"W, a distance of 223.19 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 08°41'15"W, a distance of 54.07 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

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 aforementioned 6.369 acre tract;

THENCE: Along and with the north line of said 6.369 acre tract the following (3) calls and distances:

1) N 04°21'14"W, a distance of 59.76 feet to a found ½" iron rod;

2) S 85°42'43"W, a distance of 2568.22 feet to a found ½" iron rod;

3) S 85°50'36"W, a distance of 1009.49 feet to the POINT OF BEGINNING and containing 1,093.006 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.  
Job No: 5656-01  
Date: February 14, 2003  
REVISED: March 7, 2003  
Doc. Id. P:\5656\Survey\Word\1,093.006Ac.doc

*[Handwritten Signature]*  
3-10-2003





## FIELD NOTES

### FOR

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 portions of said partition of a 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 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 787.7 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"W a distance of 17.75 feet;

**THENCE:** N85°49'54"E, along the south line of said 6.369 acre tract, the north line of said 785.7 acre tract and passing the northwest corner of said 774.2 acre tract and being the north line of the herein described tract a distance of 3,237.36 feet to a found ½" iron rod;

**THENCE:** N85°42'14"E, continuing along said south line of 6.369 acre tract and said north line of 785.7 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 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, 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 said west line 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;

**PAPE-DAWSON ENGINEERS, INC.**

- 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 distance of 1,059.83 feet to a found ½" iron rod;
- THENCE: S33°50'01"W, departing said west line, along the northeast 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 the north 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 south 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 the north corner of said 1.982 acre tract and a re-entrant corner of the herein described 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 north line of aforementioned 277.174 acre tract;

THENCE: S73°45'21"W, along the said north line and the south line of the herein described tract 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;

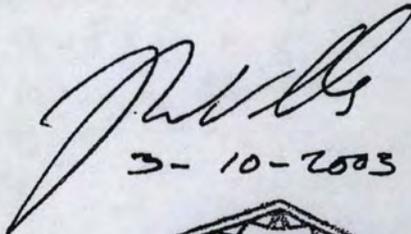
THENCE: Departing said west line of said 774.2 acre tract and continuing along the common boundary line of a 254.214 acre tract described in condemnation to the City of San Antonio, recorded in Volume 5254, Pages 1200-1219 of the Official Public Records of Real Property, Bexar County, Texas and the aforementioned 785.7 acre tract being the most southern lines of the herein described tract, 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 15.00 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 15.00 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 the City of San Antonio, 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.

PREPARED BY: PAPE DAWSON ENGINEERS INC..  
DATE: February 14, 2003  
REVISED: March 7, 2003  
JOB No.: 5656-01  
FILE: N:\5656\SVYDEPT\WORD\633AC.DOC

  
3-10-2003





FIELD NOTES

FOR

A 111.923 acre, or 4,875,385 square foot more or less, tract of land out of that called 1,045 acres described in conveyance to Vannie E. Cook, Jr., recorded in Volume 5397, Pages 50-56 of the Deed Records of Bexar County, Texas, out of the Fernando Rodriguez Grant, Survey No. 6, Abstract 15, County Block 4005 of Bexar County, Texas, said 111.923 acre tract being more particularly described by metes and bounds as follows;

COMMENCING: At the intersection of the south right-of-way line of Muermann Road and the centerline of the Union Pacific Railroad, having the South Texas State Plane Coordinate value for the South Central Zone of N = 13,651,005.6 and E = 2,126,200.3, from which the intersection of the west right-of-way line of Pleasanton Road and the south right-of-way line of said Muermann Road bears S89°28'35"E a distance of 1473.30 feet;

THENCE: Along and with the centerline of said Union Pacific Railroad the following (2) calls and distances:

1) S30°21'08"E, a distance of 2986.84 feet;

2) S36°22'00"E, a distance of 743.29 feet;

THENCE: S53°37'49"W, departing from the centerline of said Union Pacific Railroad, a distance of 50.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the southwest line of said Union Pacific Railroad, said point having the South Texas State Plane Coordinate value for the South Central Zone of N = 13,647,830.8 and E = 2,128,091.9 and being the POINT OF BEGINNING;

THENCE: S36°22'00"E, along and with the southwest line of said Union Pacific Railroad, a distance of 2,536.39 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" having the South Texas State Plane Coordinate value for the South Central Zone of N = 13,645,788.8 and E = 2,129,595.6;

THENCE: N89°07'00"W, a distance of 1,533.14 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: S63°29'59"W, at a distance of 690.85 feet passing a set ½" iron rod with yellow cap marked "Pape-Dawson" on the top bank as a reference point, and continuing for a total distance of 1,220.87 feet to the center of Leon Creek, said point having the South Texas State Plane Coordinate value for the South Central Zone of N = 13,645,267.8 and E = 2,126,970.5;

**PAPE-DAWSON ENGINEERS, INC.**

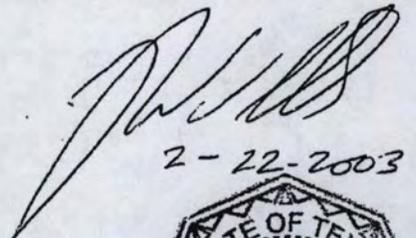
555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

THENCE: Along and with the centerline of Leon Creek the following (6) calls and distances:

- 1) N74°28'14"W, a distance of 225.89 feet;
- 2) N56°08'33"W, a distance of 312.20 feet;
- 3) N34°34'51"W, a distance of 715.32 feet;
- 4) N80°17'38"W, a distance of 82.82 feet;
- 5) N77°33'12"W, a distance of 238.40 feet;
- 6) N39°47'03"W, a distance of 137.27 feet, said point having the South Texas State Plane Coordinate value for the South Central Zone of N = 13,646,261.8 and E = 2,125,685.6;

THENCE: N56°53'37"E, departing from the centerline of Leon Creek, at a distance of 280.00 feet passing a set 1/2" iron rod with yellow cap marked "Pape-Dawson" on the top bank as a reference point, and continuing for a total distance of 2,873.21 feet to the POINT OF BEGINNING, and containing 111.923 acres in Bexar County, Texas. Said 111.923 acre tract being described in accordance with an on the ground field survey and a map or plat prepared by Pape-Dawson Engineers.

PREPARED BY: PAPE DAWSON ENGINEERS INC..  
DATE: February 21, 2003  
JOB No.: 5656-01  
FILE: P:/56/56/SVYDEPT/WORD/111.31AC.DOC

  
2-22-2003  




FIELD NOTES

FOR

A 1.390 acre, or 60,541 square foot more or less, tract of land out of that called 1,045 acres described in conveyance to Vannie E. Cook, Jr., recorded in Volume 5397, Pages 50-56 of the Deed Records of Bexar County, Texas, out of the Fernando Rodriguez Grant, Survey No. 6, Abstract 15, County Block 4005 of Bexar County, Texas, said 1.390 acre tract being more particularly described by metes and bounds as follows;

COMMENCING: At the intersection of the south right-of-way line of Muermann Road and the centerline of the Union Pacific Railroad, having the South Texas State Plane Coordinate value for the South Central Zone of N = 13,651,005.6 and E = 2,126,200.3, from which the intersection of the west right-of-way line of Pleasanton Road and the south right-of-way line of said Muermann Road bears S89°28'35"E a distance of 1473.30 feet;

THENCE: Along and with the centerline of said Union Pacific Railroad the following (2) calls and distances:

- 1) S30°21'08"E, a distance of 2986.84 feet;
- 2) S36°22'00"E, a distance of 2281.69 feet;

THENCE: N 53°38'00"E, departing from the centerline of said Union Pacific Railroad, a distance of 50.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the northeast of said Union Pacific Railroad, said point having the South Texas State Plane Coordinate value for the South Central Zone of N = 13,646,651.6 and E = 2,129,084.5 and being the POINT OF BEGINNING;

THENCE: N 54°55'17" E, departing said right-of-way a distance of 126.70 to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the southwest right-of-way of Pleasanton Road, an 80-foot right-of-way;

THENCE: S 35°04'43" E, along and with the southwest right-of-way line of Pleasanton Road a distance of 500.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", from which a found ½" iron rod bears S 35°04'43" E a distance of 648.38 feet;

THENCE: S 54°55'17"W, departing said right-of-way a distance of 115.46 feet passing to the aforementioned northeast right-of-way line of the Union Pacific Railroad;

THENCE: N 36°22'00" W, a distance of 500.13 feet to the POINT OF BEGINNING, and containing 1.390 acres in Bexar County, Texas. Said 1.390 acre tract being described in accordance with an on the ground field survey and a map or plat prepared by Pape-Dawson Engineers.

PREPARED BY: PAPE DAWSON ENGINEERS INC..  
DATE: February 21, 2003  
JOB No.: 5656-01  
FILE: P:/56/56/SVYDEPT/WORD/tract-5.DOC

*[Handwritten Signature]*  
2-26-2003

STATE OF TEXAS  
REGISTERED  
★  
JOHN NOEL NICHOLLS  
4402  
PROFESSIONAL  
LAND SURVEYOR

**PAPE-DAWSON ENGINEERS, INC.**