EF/mb
01/15/15
Item No. 17

AN ORDINANCE 2015-01-15-0020

PROVIDING FOR THE EXTENSION OF THE CITY OF SAN ANTONIO LIMITS BY THE FULL PURPOSE VOLUNTARY ANNEXATION OF APPROXIMATELY 1,906.12 ACRES LOCATED WITHIN THE GOVERNMENT CANYON STATE NATURAL AREA, CONTIGUOUS TO THE CITY LIMIT AND WITHIN THE CITY OF SAN ANTONIO'S EXTRATERRITORIAL JURISDICTION (ETJ), AS REQUESTED BY THE TEXAS PARKS AND WILDLIFE DEPARTMENT (TPWD), AND APPROVING A MUNCIPAL SERVICE PLAN FOR SUCH AREA.

* * * * *

WHEREAS, on April 23, 2013, the Texas Parks and Wildlife Department (TXPW) requested the annexation of 1,906.12 acres located within the Government Canyon State Natural Area, known as the GOVERNMENT CANYON PROPERTIES, as described in Exhibit "A" and depicted in Exhibit "B" by the City of San Antonio; and

WHEREAS, the City Council of the City of San Antonio at its meeting on December 5, 2013, directed the Department of Planning and Community Development to prepare a Municipal Service Plan for the GOVERNMENT CANYON PROPERTIES prior to the publication of the notice of the first required public hearing, in accordance with Chapter 43 of the Texas Local Government Code; and

WHEREAS, on the 10th day of December 2014 and the 11th day of December 2014, the City Council of the City of San Antonio held public hearings on the proposed annexation of the GOVERNMENT CANYON PROPERTIES, 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 Daily Commercial Recorder on November 24, 2014, a newspaper having general circulation in the City of San Antonio, Texas, and within the territory to be annexed, and posted on the internet web site maintained by the City of San Antonio in accordance with laws; and

WHEREAS, the above-mentioned 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 1,409,019 inhabitants, and the area to be annexed is located within the extraterritorial jurisdiction of the City of San Antonio, Texas, and is adjacent to and adjoins the City of San Antonio, Texas; **NOW THEREFORE:**

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

SECTION 1. The petition requesting the annexation of the property known as the GOVERNMENT CANYON PROPERTIES that was submitted by the persons having an interest in the property is hereby granted. The property is more particularly described in Exhibit "A" and

depicted in Exhibit "B." Exhibits "A" and "B" are attached to this Ordinance and are incorporated herein for all purposes.

SECTION 2. The land and territory lying outside of, but adjacent to and adjoining the City of San Antonio, known as the GOVERNMENT CANYON PROPERTIES, more particularly described and depicted in Exhibits "A" and "B," 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 and depicted in Exhibits "A" and "B," are altered and amended so as to include said area within the corporate limits of the City of San Antonio, Texas.

SECTION 3. The land and territory known as the GOVERNMENT CANYON PROPERTIES, so described and so amended, shall be a 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. 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 4. A service plan outlining the provisions of necessary municipal service to the property described and depicted in Exhibits "A" and "B," and 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 "C".

SECTION 5. In accordance with Section 35-307(a) of the City of San Antonio Unified Development Code, this property shall be zoned by separate ordinance and the assigned zoning district will be effective upon annexation.

SECTION 6. The land and territory annexed by this ordinance shall be represented by and be a part of City Council District 6.

SECTION 7. The statements set forth in the recitals of this ordinance are true and correct, and are incorporated as a part of this ordinance.

SECTION 8. This ordinance shall be effective from and after February 14, 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, City Attorney

Agenda Item:	**17 (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:	An Ordinance providing for the extension of the City of San Antonio limits by the full purpose annexation of approximately 1,906.12 acres, located within the Government Canyon State Natural Area, contiguous to the existing City limits and within San Antonio's Extraterritorial Jurisdiction, as requested by the Texas Parks and Wildlife Department; and approving a Municipal Service Plan for such area. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]
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				

Exhibit A: Field Notes Description for Government Canyon Properties

A. 421.00 Acre Canyon Ranch Tracts - Field Notes for 400.168 Acre Tract

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 L.C. in General Warranty recorded in Volume 8825 Pages797-803 of the Official Public Records of the Real Property Records of Bexar County, Texas, out of the D.S. Alvey 5 Number 5. Abstract 1036, County Block Rounsavall Survey Number 3. Abstract 1065, County Block 4485 and the Manual Gomez Survey Number 7, Abstract 2045, 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 ½-inch iron rod set 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 Page 54-69 of the Official Public Records of the Real Property Records of Bexar County, Texas, and angle point in the northwest line of said 400.00 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 passing the southeast corner of said 75.00 acre tract and continuing with the remaining portion of the 436.95 acre tract recorded in Volume 8394 Page 952-960 of the Official Public Records of the Real Property Records of Bexar County, Texas, for a total distance of 2643.87 feet to a found ½" iron rod at the north corner of said 400.001 acre tract, the northwest corner of a 592.9 acre tract recorded in Volume 8319 Pages 72-83 of the Official Public Records of the Real Property Records of Bexar County, Texas;

THENCE: S 14°39'19"W. along with the west line of said 592.9 acre tract a distance of 3733.71 feet to a set ½" iron rod with yellow capped marked "Pape-Dawson" at the southwest corner of said 592.9 acre, the northwest corner of 804.618 acre tract recorded in Volume 7876 Page 806-811 of the Official Public Records of the Real Property Records of Bexar County, Texas,

THENCE: along with the west line of said to 4.618 acre tract the following calls and distances:

S 14°52'54"W. a distance of 1890.72 feet to a found ½" 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 1749.53 to a found ½" inch iron rod set stamped "Baker", an exterior angle point in the west line of said 804.618 acre tract, an interior of the northeast line of 4702.29 acre tract recorded in Volume 5766 Page 505-512 of the Official Public Records of the Real Property Records of Bexar County, Texas;

THENCE: N 30°31'15"W. along with the northeast line of said 4702.929 acre tract a distance of 6399.69 feet to a set ½" iron rod with yellow capped 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 with the southeast line of said 1121.98 acre tract a distance of 3117.11 feet to a ½" inch iron rod set stamped "Baker" for an exterior angle in said line:

THENCE: N 35°24'36"W. along 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 survey map prepared by Pape-Dawson Engineering Inc.

EXHIBIT "A"

Exhibit A: Field Notes Description for Government Canyon Properties

A. Canyon Ranch Tract -Field Notes for 20.834 Acre Tract

A 20.834 acre or 907.529 square feet more or less, as described out of the remainder of that 436.95 acre tract conveyed to MaBe-Canyon Ranch, LC, recorded in Volume 839 Page 952-960 of the Official Public Records of the Real Property Records of Bexar County, Texas, out of the Manuel Gomez Survey No. 7, Abstract 1045, County Block 4518 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 (CORS 96), from the Texas Coordinate System established for the south central zone):

BEGINNING At a found ½-inch iron rod set at the northwest corner of a 592.9 acre tract recorded in Volume 8819 Page 72-83 of the Official Public Records of the Real Property Records of Bexar County, Texas, the north corner of a 400.00 acre tract recorded in Volume 8825 Pages 797-803 of the Official Public Records of the Real Property Records of Bexar County, Texas, said point having State Plane Coordinates for said zones of N 13,761,707.23.and 2,055,291.10 and Geographic Coordinates of 29°35'19.46" North and 98°43'36.33" West;

THENCE: S 65°06'22"W. along and with the north line of said 400.00 acre tract a distance of 2011.62 feet to a set ½" inch iron pin with a yellow cap marked "Pape-Dawson" in the southeast line of said 75.00 acre tract recorded in Volume 9150 Page 664-670 of the Official Public Records of the Real Property Records of Bexar County, Texas, from which a found ½"inch iron rod set stamped "Baker" at the south corner of a 75.00 acre 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 ½" inch iron pin with a yellow cap marked "Pape-Dawson" of curvatures;

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 a distance of N 20°06'22 E, 466.69 feet, for an arc length of 518-36 feet to a found ½" inch iron rod set stamped "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 418.19 feet to a set ½" inch iron pin with a 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 ½" inch iron pin with a yellow cap marked "Pape-Dawson";

THENCE: N 86°15'.50"E. a distance of 102.16 feet to a set ½" inch iron pin with a 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 survey map prepared by Pape-Dawson Engineering Inc.

B. Gallagher Tracts -Field Notes for 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 George W. Garnett Survey N9. 176 ½, Abstract No. 287, County Block 4494, Alexander Ewing No. 176, Abstract No. 222, County Block 4505, SA & MG Railroad Survey No. 376 ¼, Abstract No. 1185, County Block - 4493, William Byerly Survey No. 172, Abstract No. 86, County Block 4490, and the Pablo Solis Survey No. 176 ¾, Abstract 700, County Block 4489, Bexar County Texas said 709.6 acre tract being more particularly by metes and bounds as follows:

BEGINNING at a set ½" iron rod with yellow "ACES" cap at 12" cedar fence post for the southeast corner of a called 631.64 acre tract a southwest corner of a called 731.15 acre tract recorded in Volume 6969, Page 1618 of the Official Records of Real Property of Bexar County, Texas and the northeast corner of 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 a 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 ½" iron rod with yellow "ACES" cap at T-post;

THENCE North 84°35'10" 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 ½" 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 ½" iron rod with yellow "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 66.71·feet crossing 906.71 acre tract with fence to a set ½" iron rod with yellow "ACES" cap on the west right-of-way of State Highway 21 1 a variable width right-of-way minimum of 400 feet tract as recorded in Volume 4268, 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 21 1 to a point near fence post being an angle point of a distance 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 21 1 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 211to 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 said State Highway 211 to a Type I Texas Department of Transportation monument being an angle point of the herein described tract;

Exhibit A: Field Notes Description for Government Canyon Properties

THENCE South 28° 08'46" East a distance of 173.28 feet continuing along and with the west right-of-way of 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 21 1 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 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° 43'08" 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 ½" 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 21 1 and with fence and northeast line of said 20.00 acre tract to a found ½" iron rod with "ACES" cap fence corner for the north corner of said 20.00 acre tract;

THENCE South 18° 39'1.5" West, a distance of 597.69 feet with fence and northwest line of said·20.00 acre tract to a found ½" iron rod with "ACES" at 3-way fence corner for the northeast corner of a called 162.13 acre tract as recorded in Volume 6680 Page l094 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 2313.63 feet with fence and common line of said 162.13 acre tract and said 906.71 acre tract, found ½" iron rod with Simpson cap at 3-way fence post being on the east line of a called 2179.29 acre tract recorded in Volume 3679 Page 1480 of the Official Records of Real Property of Bexar County, Texas, the northwest corner of said 161.13 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 common line of said 2179.29 acre tract and said 906.7 acre tract to the POINT OF BEGINNING and containing 706.6·acres, more or less, in Bexar County, Texas.

Prepared by Alamo Consulting Engineering & Surveying Inc.
Kevin Conroy, R.P.L.S:#4198
June 19. 2003
Revised: 7/21/0.3
Job No: 12109

B. Gallagher Tract - Field Notes for 0.689 Acre Tract

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 Records of Real Property of Bexar County, Texas, and of being a portion of the George W. Garnett Survey No. 176 ½, Abstract No. 287, County Block 4494, Bexar County, Texas and more particularly described by metes and bounds as follows:

COMMENCING at ½ 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,

l) **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, 695.4 Feet continuing along the west Right-of-way of State Highway, 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 herein described tract, which point is left 250.00 feet from at right angle State Highway 211 center line 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 at right angle to State Highway 211 center line station 940+40.00;

4) **THENCE** North 28°08'46" West, l71.28 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 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 monument found for an angle point of this tract;

6) **THENCE** North 43° 11'32" East, 173.28 Feet continuing along the west right-of-way of State Highway 211 same being the west line of said 709.6 acre tract to the POINT OF BEGINNING and containing a calculated 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.

Prepared by SURCON INC.
Phillip V. Hampton R.P.L.S:#5520
Job No. 054660192.0001
February 28, 2005

C. Hampton Tract - Field Notes for 50.00 Acre Tract

Being 50.00 acres of land more or less, located in Bexar County, Texas being out of and part 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 176.5 acre tract;

THENCE along said Northwest right-of-way line, South 20 degrees 43 minutes 24, seconds West, a distance of 236.76 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 14seconds West, a distance of 2269.43 feet to a ½-inch iron pin with a red cap stamped "'Overby Descamps" on the common line between this tract and a 169.00 acre: tract 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 1.9 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 ½-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 ½-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.

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.

Prepared by Overby Descamps
David A. Casanova, R.P.L.S# 4251
October 31, 2000

D. Laredo Culebra Dreiss Tract - Field Notes for 110.448 Acre

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 ¾, 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 PUPLIC RECORDS OF REAL PROPERTY BEXA.R 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 ½-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 ½-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 ½-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 ½-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 ½-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 ½- 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 1.1° 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 ½- 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 343.63feet to the P01NT OF Beginning and containing a computed area of 110 .448 acres.

Note: Bearings used in this description are referenced to the west fine of that certain 55.477 acre tract described]n 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 l 10.448 acre tract.

Prepared by SURCON INC.
Job No. 60017563
JULY 2006

D. Laredo Culebra Dreiss Tracts - Metes and Bound Description of a 55.477Acre

BEING A 55.477 ACRE TRACT OF LAND SITUATED BEXAR COUNTY; TEXAS, BEING A PART OF THE H. DAHME SURVEY NO. 256 ¾, 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 ½ inch iron rod set strapped "SURVCON INC." in the southerly line of that certain 90.735 acre tract described in deed; as recorded in Volume 8823 Page l378 of the O.P.R.R.P.B.C.T., said capped 1/2 inch iron rod bears NORTH 89" 50' 49" EA*ST* a distance of 794.67 feet from a ½ 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 westerly line of the said 90.735 acre tract, a distance of 936.37 feet to a capped 1/2 inch iron rod set stamped "SURVCON INC.", the westerly 1ine of that certain 1023.752 acre tract described in deed as recorded in Volume 698, Page 2*64 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' 27" 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 l65.51 feet (165.70 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 3*2*° 04' 52" WEST (SOUTH 3*2*° 04' 52") along the westerly line of the said 1023.752 acre tract, a distance of 199.03 feet (l99.00 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH *25*° 38' 37" WEST (SOUTH *25*° 48' 41" WEST) along the westerly line of the said 1023.752 acre tract, a distance of 28.7 feet (29.9 feet) to a 5/8-inch iron rod found;

THENCE, SOUTH 22° 14' 30" WEST (SOUTH 22° 39' 56" WEST) on along the westerly line of the said1023.752 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 l8° *06'* 57" WEST (SOUTH l7° 55' 39" WEST) along the westerly line of the said 1023.752 acre tract, a distance of l 40.90 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 52.8l 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 1023.75.:t 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' 13" WEST (SOUTH 15° 08' 11" WEST) along the westerly line of the said 1023.152 acre tract, a distance of 95.23 feet (95.21feet) 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 JG.9'0 feet (3'.3.86 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. l0 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 94:96 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 1ine 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' 21" WEST) along the westerly 1ine 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" WEST (SOUTH 65° 13' 07" WEST) along the easterly 1ine of the herein described tract a distance of 20 feet (l 9.85 feet) to a 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 (4 1 .22 feet) to 80d nail found at a northwesterly corner of the Geronimo Forest Subdivision, (Correction Plat) as recorded in Volume 6100, Page 174-176 of 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 to a 1/2-inch iron rod found; 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 l/2-iuch 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 l6° 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 found 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*° 15' 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 to1686 LTD. tract a distance of 61.01 feet to a capped l/2-iuch iron rod set stamped **SURVCON, INC.";**

THENCE, NORTH 00° 23' 55" WEST continuing through the said Culebra to1686 LTD. tract a distance of 3405.36 feet to be 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 0.99987.

This Metes and Bounds description is accompanied by a survey plat of a 266.993 and a 55.471acre tract of the same date. Calls in parenthesis denote record information.

Prepared by SURCON INC., Job No. 6.60083-0005, February 2005

D. Laredo Culebra Dreiss Tracts - Metes and Bound Description of 0.56 Acre Tract 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 NO. 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 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 ½-inch iron rod found in the easterly line of S.H. 211 as described in deed, recorded in Volume 4628 Page1834 of the O.P.R.R.P.B.C.T. and the southerly line of that certain 90.735 acre tract as described in deed, as recorded in Volume 8823, page1378 O.P.R.R.P.B.C.T.;

THENCE, NORTH 89° 50' 49" EAST (NORTH 89° 50' 49" EAST) along the said easterly line of 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 to1686 LTD. tract a distance of 30 feet to a capped 1/2 inch iron rod set stamped "SURVCON INC.";

THENCE, SOUTH 89° 50' 49" WEST continuing through the said Culebra to1686 LTD. tract a distance of 817.45 feet to a capped ½-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 37.55 feet to be 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 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.

Prepared by SURCON INC.
Job No. 660083-0005
February 2005

D. Laredo Culebra Dreiss Tracts - Metes and Bound Description of 6.49 Acre Tract
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. 21 l, 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.11 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°4 J '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 112 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.
Prepared by SURVCON INC.., Job No. 60017563, October 2006

E. Lowder MaBe-Canyon Ranch Tract - Field Notes for 461.230 Acre Tract

461.230 Acres comprised of that 436.95 acre tract, 31.37 acre tract and 7.936 acre tract conveyed to MaBe-Canyon Ranch, LC in Special Warranty Deed with Vendors Lien recorded in Volume 8394, Pages 952-960; that 8.642 Acre tract conveyed to East Texas Wing and Rotor Inc. in Warranty Deed with Vendors Lien recorded in Volume 8394, Pages 970-975, that 46.562 acre tract conveyed to MaBe-Canyon Ranch, LC in General Warranty Deed recorded in Volume 8825, Pages 856-861; that 6.175 acre tract conveyed to MaBe-Canyon Ranch, Ltd. in General Warranty Deed recorded in Volume 10905, Pages 1715-1718; and that 19.49 acre tract conveyed to MaBe-Canyon Ranch, Ltd. in General Warranty Deed recorded in Volume 10950, Pages 894-899, LESS THAT 95.834 acres out of said 436.95 acre tract, said 95.834 acres comprised of that 75 acre tract conveyed to La Cantera Development Company in Special Warranty Deed recorded in Volume 9150, Pages 664-670 and that 20.834 acre tract conveyed to the Trust for Public Land in Special Warranty Deed recorded in Volume 11207, Pages 1871-1882, all of the Official Public Records of Real Property of Bexar County, Texas and being out of the Manuel Gomez Survey No. 7, Abstract 1045, County Block 4518, the W. D. Rounsavall Survey No. 3, Abstract 1065, County Block 4485, the J. Hoffman Survey No. 8, Abstract 1208, County Block 4516, the T.C. Railway Co. Survey No. 3, Abstract 1027, County Block 4517, the Mrs. M.A. Sharp Survey, Abstract 1143, County Block 4577, and the T.C. Railway Co. Survey No. 9, Abstract 1026, County Block 4519, all of Bexar County Texas. Said 461.230 acres being now further described as a 511.144 acre tract SAVE AND EXCEPT 49.914 acres, said 49.914 acres being composed of that called 17.48 acres conveyed to Sam Briggs in deed recorded in Volume 7532, Pages 1310-1317 and that called 32.41 acres conveyed to Zigmund Khersonsky in deed recorded in Volume 15420, Pages 1695-1699 both of the Official Public Records of Real Property of Bexar County, Texas, said 511.144 acres described as follows with bearings based on the Texas Coordinate System for the South Central Zone:

BEGINNING At a found ½" iron rod at the southeast corner of said 436.95 acre tract and the southwest corner of the Los Reyes Canyon Unit 11B subdivision recorded in Volume 9554, Pages 192-194 of the Deed and Plat Records of Bexar County, Texas, on the north line of that 592.9 acre tract conveyed to the City of San Antonio in deed recorded in Volume 8819, Pages 72-83 the Official Public Records of Real Property of Bexar County, Texas, the southeast corner of the herein described tract at North 13,761,392.5 feet, East 2,058,576.6 feet, Latitude North 29°35'16.268", Longitude West 98°42'59.670"

THENCE: N 84°32'7" W, with the south line of said 436.95 acre tract and the north line of said 592.9 acre tract a distance of 3302.91 feet to a found ½" iron rod at the northwest corner of said 592.9 acre tract, an angle of said 436.95 acre tract at the northeast corner of that 400.168 acre tract and the southeast corner of that 20.834 acre tract, both the 400.168 acre tract and the aforementioned 20.834 acre tract conveyed to Texas Parks and Wildlife, The City of San Antonio, and San Antonio Water Systems in deeds recorded in Volume 11207, Pages 2019-2031, 2032-2046 and 2053-2067 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Over and across said 436.95 acre tract with the line of said 20.834 acre tract the following calls and distances:

N 14°41'11" E, a distance of 450.14 feet to a found ½" iron rod;

S 86°8'0" W, a distance of 102.33 feet to a found ½" iron rod;

N 79°44'16" W, a distance of 642.64 feet to a found "+" on rock for the northernmost northwest corner of said 20.834 acre tract, on an east line of the aforementioned 75 acre tract;

THENCE: Continuing over and across said 436.95 acre tract with the line of said 75 acre tract the following calls and distances:

N 15°37'22" W, a distance of 279.63 feet to a found "+" on rock;

N 40°30'29" W, a distance of 274.75 feet to a found iron rod with cap marked "Pape-Dawson";

N 77°4'33" W, a distance of 626.80 feet to a found "+" on rock

S 55°15'40" W, a distance of 825.45 feet to a found iron rod with cap marked "Pape-Dawson";

N 34°48'52" W, a distance of 231.33 feet to a found iron rod with cap marked "Pape-Dawson" -;

S 48°30'48" W, a distance of 1279.23 feet to a found iron rod with cap marked "Pape-Dawson" at the west corner of said 75 acre tract on a southwest line of said 436.95 acre tract, on the line of that 1121.668 acre tract conveyed to the Texas Parks and Wildlife in deed recorded in Volume 12625, Pages 1025-1034 the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 36°45'16" W, with the line of said 1121.668 acre tract, a distance of 772.13 feet to a found iron rod with cap marked "Baker";

THENCE: N 54°45'36" E, with the line of said 1121.668 acre tract, a distance of 1371.91 feet to a found railroad spike at an angle of said 1121.668 acre tract, an angle of said 436.95 acre tract and an angle of that 11.00 acre tract conveyed to Robert G. Honts in deed recorded in Volume 2076, Pages 800-803 the Official Public Records of Real Property of Bexar County, Texas;

THENCE: With the line of said 436.95 acre tract and said 11.00 acre tract the following calls and distances:

S 37°15'26" E, a distance of 325.94 feet to a found railroad spike;

N 59°11'32" E, a distance of 627.64 feet to a found railroad spike;

N 37°41'37" W, a distance of 884.88 feet to a found 80d nail at the north corner of said 11.00 acre tract, an angle of said 436.95 acre tract, on the line of the aforementioned 1121.668 acre tract;

THENCE: Continuing with the line of said 1121.668 acre tract the following calls and distances:

N 53°25'29" E, a distance of 1028.67 feet to a found 80d nail;

N 13°15'11" E, a distance of 198.30 feet to a found 80d nail;

N 60°52'25" W, a distance of 1638.86 feet to a found ½" iron rod;

N 27°3'35" E, a distance of 639.75 feet to a found iron rod with cap marked "Baker";

S 75°58'08" E, a distance of 1299.73 feet to a found iron rod with cap marked "Baker", from which a found 80d nail bears N 29°32', a distance of 1.1 feet;

THENCE: N 14°02'05" E, a distance of 999.90 feet to a found iron rod with cap marked "Baker" at the northwest corner of said 436.95 acre tract, on the south line of the aforementioned 8.624 acre tract;

THENCE: With the line of said 8.624 acre tract the following calls and distances:

Along a curve to the right, said curve having a radius of 1458.17 feet, an angle of 51°02'55"", and a chord bearing and distance of N 72°26'24" W, 1256.63 feet for an arc length of 1299.18 feet to the southwest corner of said 8.624 acre tract, on the southeast line of Lot 84, Block 22, County Block 4577 of the Shadow Canyon Subdivision recorded in Volume 9562, Pages 75-77 of the Deed and Plat Records of Bexar County, Texas, from which a found iron rod with cap marked "Baker" bears S 62°55' W, a distance of 1.7 feet;;

THENCE: N 47°52'50" E, with the line of said Lot 84, a distance of 110.42 feet to a found ½" iron rod at the northwest corner of said 8.624 acre tract, and the southwest corner of that 205.902 acre tract conveyed to CRK Properties Inc. in deed recorded in Volume 15123, Pages 1841-1881 the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Along a curve to the left with the line of said 205.902 acre tract and said 8.624 acre tract, said curve having a radius of 1348.17 feet, an angle of 50°39'22"", and a chord bearing and distance of S 72°38'10" E, 1153.50 feet for an arc length of 1191.94 feet to a set iron rod with cap marked "Pape-Dawson";

THENCE: N 82°2'9" E, with the line of said 205.902 acre tract and said 8.624 acre tract, a distance of 1155.72 feet to a set iron rod with cap marked "Pape-Dawson";

THENCE: Along a curve to the left, said curve having a radius of 1446.20 feet, an angle of 26°30'00"", and a chord bearing and distance of N 68°47'9" E , 662.94 feet for an arc length of 668.89 feet to a found iron rod with cap marked "Baker";

THENCE: N 55°32'9" E, a distance of 321.52 feet to a found iron rod with cap marked "Baker" at the northwest corner of Ranch Parkway, a 110-foot right-of-way dedicated in the San Antonio Ranch – New Community Unit 1 recorded in Volume 9503, pages 83-84 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 34°27'51" E, with the west line of said Ranch Parkway and the east line of said 8.625 acre tract, and continuing with the west line of Lot 2, Block 7 of said San Antonio Ranch – New Community Subdivision for a total distance of 155.00 feet to a found iron rod with cap marked "Pape-Dawson" at the southwest corner of said Lot 2, a reentrant corner of the aforementioned 46.562 acre tract;

THENCE: Along a curve to the right with the north line of said 46.562 acre tract and the south line of said Lot 2,, said curve having a radius of 700.00 feet, an angle of 72°59'49"", and a chord bearing and distance of S 87°57'57" E, 832.72 feet for an arc length of 891.83 feet to a found nail and washer stamped "Pape-Dawson";

THENCE: S 51°28'2" E, continuing with the north line of said 46.562 acre tract and the south line of said Lot 2, a distance of 159.89 feet to a 2" steel fence post at the northeast corner of said 46.562 acre tract, the north corner of Lot 1, Block 7 of the San Antonio Ranch – New Community Unit 1 Subdivision recorded in Volume 7900, Pages 131-152 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 38°30'39" W, with the east line of said 46.562 acre tract and the west line of said Lot 1, and continuing with the east line of said 46.562 acre tract for a total distance of 311.10 feet to a found nail with washer stamped "Pape-Dawson" for an angle of said 46.562 acre tract, at the ostensible north corner of that 49.823 acre tract described in deed to Manuel Olivares in deed recorded in Volume 5604, Pages 1289-1297 the Official Public Records of Real Property of Bexar County, Texas ;

THENCE: S 30°26'7" W, with the east line of said 46.562 acre tract, the west line of said 49.823 acre tract, a distance of 901.80 feet to a found iron rod with cap marked "Pape-Dawson" at the north corner of the aforementioned 6.175 acre tract;

THENCE: Over and across said 49.823 acre tract with the northeast line of said 6.175 acre tract the following calls and distances:

S 49°35'13" E, a distance of 221.48 feet to a found iron rod with cap marked "Pape-Dawson";

S 34°47'23" E, a distance of 204.78 feet to a found iron rod with cap marked "Pape-Dawson";

S 32°02'40" E, a distance of 263.25 feet to a found iron rod with cap marked "Baker" at the southeast corner of said 6.175 acre tract and the northeast corner of the aforementioned tract, a reentrant corner of said 49.823 acre tract and the west corner of that 5.181 acre tract conveyed to Lillian S, Haney in deed recorded in Volume 13363, Pages 731-735 the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 40°02'12" E, with the east line of said 31.37 acres and the west line of said 5.181 acre tract, a distance of 635.19 feet to a found iron rod with cap marked "Baker" at an angle of said 31.37 acre tract, the south corner of said 5.181 acre tract, on the west line of the Wildlake Tracts comprised of 49.045 acres and 2.772 acres conveyed to the San Antonio Municipal Utility District No. 1 in deed recorded in Volume 8221, Pages 278-286 of the Deed Records of Bexar County, Texas ;

THENCE: With the line of said Wildlake tracts and the east line of said 31.37 acre tract the following calls and distances:

S 5°45'44" E, a distance of 315.21 feet to a found iron rod with cap marked "Baker";

S 18°06'44" E, a distance of 289.25 feet to a found iron rod with cap marked "Baker";

S 30°42'51" E, a distance of 215.30 feet to a found iron rod with cap marked "Baker";

S 50°33'20" E, a distance of 181.13 feet to a found railroad spike;

S 18°25'33" E, a distance of 505.95 feet to a found railroad spike;

S 26°36'58" W, a distance of 290.86 feet to a found iron rod with cap marked "Baker";

S 17°52'17" W, a distance of 325.60 feet to a set iron rod with cap marked "Pape-Dawson";

S 22°25'51" E, a distance of 254.26 feet to a found iron rod with cap marked "Baker";

S 24°08'57" W, a distance of 27.60 feet to a found iron rod with cap marked "Baker " at the south corner of said 31.37 acre tract, an angle in the west line of said 49.045 acre tract and the north corner of said 2.772 acre tract and the east corner of the aforementioned 19.49 acre tract;

THENCE: S 36°10'10" W, with the line of said 19.49 acre tract and the line of said 2.772 acre tract, a distance of 585.17 feet to a found iron rod with cap marked "Baker, at the southwest corner of said 2.772 acre tract and an angle in the aforementioned 436.95 acre tract" on the southeast line of said 19.49 acre tract;

THENCE: S 72°36'5" E, departing the line of said 19.49 acre tract with the line of said 2.772 acre tract and said 436.95 acre tract, a distance of 335.40 feet to a found "+" on rock at the southeast corner of said 2.772 acre tract, a reentrant corner of said 436.95 acre tract;

THENCE: N 15°50'25" E, with the east line of said 2.772 acre tract and the line of said 436.95 acre tract, a distance of 421.23 feet to a found iron rod with cap marked "Baker" at the northeast corner of said 2.772 acre tract, a south corner of said 49.045 acre Wildlake tract, an angle in the west line of Lot 211 of the aforementioned Los Reyes Canyon Unit 11B Subdivision;

THENCE: S 28°10'43" E, with the west line of said Los Reyes Canyon Unit 11 B Subdivision a distance of 1559.11 feet to the POINT OF BEGINNING and containing 511.144 acres;

SAVE AND EXCEPT

49.914 Acres further described by metes and bounds as follows with bearings based on the Texas Coordinate System for the South Central Zone:

COMMENCING: At a found ½" iron rod at the southeast corner of said 436.95 acre tract and the southwest corner of the Los Reyes Canyon Unit 11B subdivision recorded in Volume 9554, Pages 192-194 of the Deed and Plat Records of Bexar County, Texas, on the north line of that 592.9 acre tract conveyed to the City of San Antonio in deed recorded in Volume 8819, Pages 72-83 the Official Public Records of Real Property of Bexar County, Texas, the southeast corner of the herein described tract at North 13,761,392.5 feet, East 2,058,576.6 feet, Latitude North 29°35'16.268", Longitude West 98°42'59.670"

THENCE: N 52°49'34" W, a distance of 2496.98 feet over and across said 436.95 acre tract and said 19.49 acre tract to the POINT OF BEGINNING, being the northwest corner of said 19.49 acre tract, on an east line of said 436.95 acre tract and the southwest corner of the aforementioned 32.41 acre tract at North 13,762,901.0 feet, East 2,056,587.3 feet, Latitude North 29°35'31.250", Longitude West 98°43'22.163";

THENCE: With an east line of said 436.95 acre tract and the west line of said 32.41 acre tract and said 17.48 acre tract the following calls and distances:

Along a curve to the left, said curve having a radius of 743.00 feet, an angle of 28°34'40"", and a chord bearing and distance of N 43°37'3" W , 366.76 feet for an arc length of 370.59 feet to a found ½" iron rod;

Along a curve to the right, said curve having a radius of 657.00 feet, an angle of 42°48'29"", and a chord bearing and distance of N 36°30'9" W , 479.53 feet for an arc length of 490.87 feet to a found iron rod with cap marked "Baker";

N 15°5'54" W, at a distance of 32.95 feet passing a found iron rod with cap marked "Baker" at the west corner of said 32.41 acre tract, the south corner of said 17.48 acre tract, and continuing for a total distance of 723.49 feet to a set iron rod with cap marked "Pape-Dawson" at a point of curvature;

Along a curve to the right, said curve having a radius of 1957.00 feet, an angle of 19°44'25"", and a chord bearing and distance of N 5°13'42" W , 670.92 feet for an arc length of 674.25 feet to a found iron rod with cap marked "Baker";

Along a curve to the left, said curve having a radius of 743.00 feet, an angle of 4°02'10"", and a chord bearing and distance of N 2°37'26" E, 52.33 feet for an arc length of 52.34 feet to a found iron rod with cap marked "Baker" at the northwest corner of said 17.48 acre tract, the southwest corner of the aforementioned 7.936 acre tract;

THENCE: S 88°49'16" E, with the line of said 7.936 acre tract and the north line of said 17.48 acre tract a distance of 46.88 feet to a found "+" on rock;

THENCE: N 79°49'3" E, with the line of said 7.936 acre tract and the north line of said 17.48 acre tract a distance of 499.61 feet to a set iron rod with cap marked "Pape-Dawson";

THENCE: N 61°46'35" E, with the line of said 7.936 acre tract and the north line of said 17.48 acre tract a distance of 239.91 feet to a found iron rod with cap marked "Baker" at the northeast corner of said 17.48 acre tract and the southeast corner of said 7.936 acre tract, on the west line of the aforementioned 31.37 acre tract;

THENCE: S 28°14'21" E, with the east line of said 17.48 acre tract and the west line of said 31.37 acre tract a distance of 301.09 feet to a found ½" iron rod at the southeast corner of said 17.48 acre tract, the north corner of said 32.41 acre tract;

THENCE: S 28°9'26" E, with the line of said 31.37 acre tract and said 32.41 acre tracts a distance of 1345.46 feet to a set iron rod with cap marked "Pape-Dawson" at the southeast corner of said 32.41 acre tract, the north corner of said 19.49 acre tract;

THENCE: S 27°16'7" W, with the line of said 32.41 acre tract and said 19.49 acre tract a distance of 715.83 feet to a found iron rod with cap marked "Pape-Dawson";

THENCE: S 66°9'22" W, with the line of said 32.41 acre tract and said 19.49 acre tract a distance of 452.57 feet to the POINT OF BEGINNING and containing 49.914 acres and in all a net acreage of 461.230 acre in Bexar County, Texas. Said tracts described in accordance with a field survey ending on October 26 and corresponding map or plat prepared by Pape-Dawson Engineers under Job Number 5000-13.

PREPARED BY: PAPE-DAWSON ENGINEERS INC.
DATE: October 29, 2012.
JOB No.: 5000-13
FILE:N:\CIVIL\5000-13\WORD\5000-13 MaBe Canyon Fieldnotes.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

F. Schuchart Tract - Metes and Bound Description for 90.704 Acre Tract

A Metes and Bound description of a 90.704acre tract of land situated in Bexar County and Medina County Texas: containing a portion of the Mrs. S.E. Thomason Survey, Abstract No. 1189 County Block 4454 Bexar County (Abstract 1476, Medina County) and the I & GNRR Company Survey No. 255 ¾, Abstract No. 1466 Medina County; being all of that certain 90.735 acre tract described in instrument to Thomas E. Dreiss, Trustee, recorded in Volume 8823, Page 1384 of Bexar County Real Property Records; being a portion of that certain 1143.467 acre tract described in Instrument to Oscar Schuchart recorded in Volume 5389, Page 953 of Bexar County Real Property Records and being more particularly described as follow:

BEGINNING at a ½ inch iron rod (with cap stamped "BROWN ENG") found situated in the southeasterly right-of-way line of State Highway 211(width varies500 feet minimum) marking the northeastern-most corner of the herein describe tract and the northwest corner of Lot 1 of the Wind Gate Subdivision, plat of which is recorded in Volume 9548 Page 123 of the Bexar County Deed and Plat Records and marking a westerly northwest corner of that certain1023.889 acre tract described in instrument from the Trust for Public Land to the City of San Antonio recorded in Volume 8698, Page 264 of Bexar County Real Property Records;

THENCE, along the boundary of said 1023.889 acre tract the following seven (7) courses and distances:

1. South 00°18'24" East, at 880.19 feet passing the southwest corner of said Lot 1, continuing for a total distance of 2353.25 feet to a ½ inch iron rod found for corner;
2. South 88°07'13" West, at 501.04 feet to a 10-inch diameter cedar tree marking an angle point;
3. South 86°38'15" West, at 26.19 feet to a 12-inch diameter cedar tree marking an angle point;
4. South 79°13'29" West, at 194.96 feet to a 12-inch diameter cedar tree marking an angle point;
5. South 77°07'02" West, at 65.37 feet to an 18-inch diameter cedar tree marking an angle point;
6. South 59°19'28" West, at 47.46 feet to an 18-inch diameter cedar tree marking an angle point;
7. South 89°35'59" West, at 648.66 feet to a ½ inch iron rod found marking the western-most northwest corner of the aforesaid 1023.889 acre tract and northeast corner of the aforementioned 1143.467 Oscar Schuchart Tract;

THENCE, South 86°50'46" West, along the of the aforementioned 90.735 acre Thomas E. Dreiss tract, same being the northerly line of the remainder of said 1143.467 acre Oscar Schuchart Tract, at 935.60 feet passing the Medina County-Bexar County line, continuing for a total distance of 1730.85 feet to a ½ inch iron rod found situated in the southeasterly right-of-way line of aforementioned State Highway 211;

THENCE, along the southeasterly right-of-way line of State Highway 211the following twelve (12) courses and distances:

1. North 36°56'19" East, 41.03 feet to a TxDOT right-of-way monument marking an angle point;
2. North 46°01'04" East, 320.21 feet to a TxDOT right-of-way monument marking an angle point;
3. North 46°03'51" East, 481.24 feet to a TxDOT right-of-way monument marking an angle point;

4. North 55°01'08" East, at 230.10 feet passing the Medina County-Bexar County line, at 293.86 feet passing a found TxDOT right-of-way monument continuing for a total distance of 733.74 feet TxDOT right-of-way monument found for a corner;
5. South 79°21'58" East, 176.78 feet to a TxDOT right-of-way monument marking an angle point;
6. North 34°19'21" East, 34.97 feet to a TxDOT right-of-way monument marking an angle point;
7. North 56°36'53" East, 121.39 feet to a TxDOT right-of-way monument marking an angle point;
8. North 09°51'48" East, 177.35 feet to a TxDOT right-of-way monument marking an angle point;
9. North 55°38'31" East, 463.45 feet to a TxDOT passing a found TxDOT right-of-way monument continuing for a total distance of 695.23 feet to a found TxDOT right-of-way monument found marking an angle point;
10. North 51°16'40" East, 526.48 feet to a TxDOT right-of-way monument marking an angle point;
11. North 55°38'32" East, 564.18 feet to a TxDOT passing a found TxDOT right-of-way monument continuing for a total distance of 720.81 feet to a TxDOT right-of-way monument found marking an angle point;
12. North 53°57'44" East, 101.6 feet to the POINT OF BEGINNING, containing 907.04 acres of land in Bexar County and Medina County, Texas as shown on drawing filed under Job No. 713-001-00 in the office of the Brown Engineering Company, San Antonio, Texas.

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

Prepared by:
Brown Engineering Company
Michael A. Romans
Registered Professional Land Surveyor #4657
Signature Date: February 24, 2003

San Antonio River Authority
"Schuchart – Dreiss Tract" at Wind Gate Ranch
90.704 acres • Job No. 713-001-00
February 24, 2003

Exhibit B: Map of the Government Canyon Properties

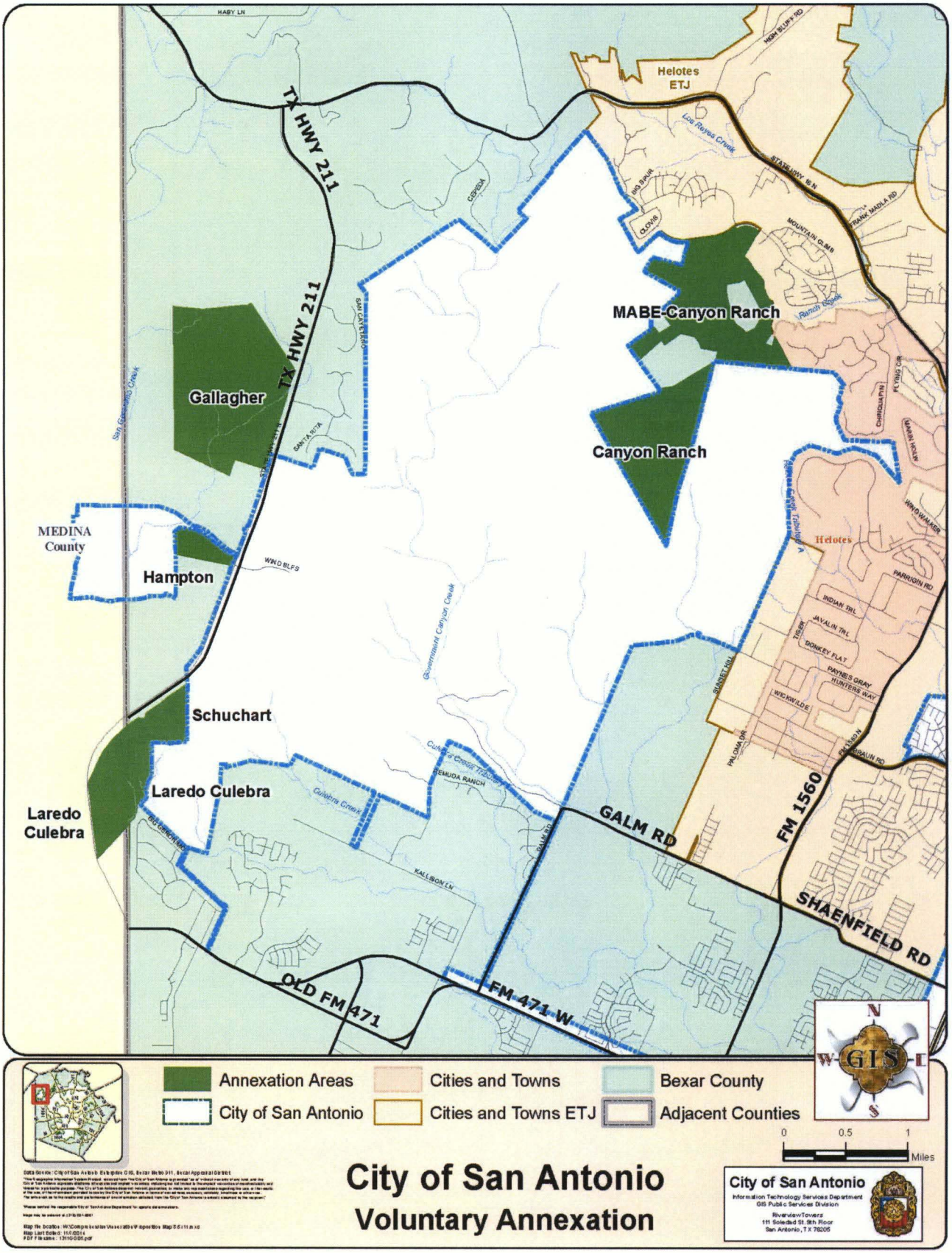

EXHIBIT "B"

Exhibit C: Municipal Service Plan for Government Canyon Properties

CITY OF SAN ANTONIO MUNICIPAL SERVICE PLAN FOR GOVERNMENT CANYON PROPERTIES

INTRODUCTION

The City (City) of San Antonio, Texas, is making this Service Plan (Plan) available pursuant to Chapter 43 of the Texas Local Government Code (TX LGC). This Plan relates to the annexation by the City of approximately 1,906.12 acres, as requested by the Texas Parks and Wildlife Department (TPWD). The subject property consist of the following six tracts 1) 421.00 acre Canyon Ranch tract, 2) 710.29 acre Gallagher tract, 3) 50.00 acre Hampton tract, 4) 172.89 acre Laredo-Culebra (Dreiss/Laredo-Culebra) tract, 5) 461.23 acre Lowder MaBe Canyon Ranch tract, and 6) 90.70 acre Schuchart tract. (*There are no residential units within the subject property.*)

The subject property is located within Government Canyon State Natural Area (SNA) and within San Antonio's Extraterritorial Jurisdiction (ETJ), and Bexar County and Medina County. The Government Canyon SNA contains approximately 12,082 acres of protected natural area that includes rugged hills and canyons, native wildlife and vegetation, and scenic vistas all overlying the Edwards Aquifer Recharge or Contributing Zones. The greater part of Government Canyon SNA has been in the San Antonio's corporate limits since 2003. The purpose of the petition for annexation is to bring the recently acquired areas into the City and to maintain an equivalent level of City services and throughout the Government Canyon SNA.

EFFECTIVE TERM

This Plan shall be in effect for a ten-year period commencing on the effective date of the annexation, unless otherwise stated in this Plan. Renewal of the Plan shall be at the option of the City. Such option may be exercised by the adoption of an ordinance by the City Council, which refers to this Plan and specifically renews this Plan for a stated period of time. Residents of the subject property may request extension of the service plan, and the plan may be extended upon the mutual agreement of the City and the residents.

INTENT

It is the intent of the City of San Antonio that services under this Plan shall provide full municipal services as required and defined by the TX LGC. City of San Antonio services shall be provided at a level of services equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the annexed area, whichever is applicable.

The City reserves the right guaranteed to it by the TX LGC, to amend this Plan if the City Council determines that changed conditions or subsequent occurrence or any other legally sufficient circumstances exist under the TX LGC, or other Texas laws to make this Plan unworkable or obsolete or unlawful.

SERVICE PLAN COMPONENTS

This Plan includes three service components: (1) Program for Services to be Provided one the Effective Date of Annexation (2) Additional Services, and (3) a Capital Improvement Program.

1. PROGRAM FOR SERVICES TO BE PROVIDED ON THE EFFECTIVE DATE OF ANNEXATION

As referred to in this Plan, providing services includes the provision of services by any method or means by which the City extends municipal services to any other area of the City. This may include causing or allowing private utilities, governmental entities and other public and private non-profit service organizations to provide such services by contract in whole, or in part. It may also include separate agreements with associations or similar entities.

a. **Police Protection** – The San Antonio Police Department (SAPD) will provide protection and law enforcement services in the subject property upon the effective date of annexation. The subject property

EXHIBIT "C"

will be served by the West Patrol Substation located at 7000 Culebra Road. SAPD services include normal patrols and responses to call for services, handling of complaints and incident reports, special units, including traffic enforcement, criminal investigations, narcotics, gang suppression, and special weapon and tactics teams, as required.

b. **Fire Protection** – The San Antonio Fire Department (SAFD) will provide emergency and fire prevention services and other services as needed, on the effective date of annexation. All San Antonio firefighters are certified by the Texas Commission on Fire Protection. The Subject property will be served by the fire station No. 45 located at 3415 Rogers Road. SAFD services are provided based upon the available water, road and street conditions, and distance from existing fire station. SAFD services include fire suppression and rescue, hazardous material mitigation and regulations, and rescue unit, emergency prevention and management, aircraft/rescue/ firefighting, dive rescue, technical rescue, public education effort, fire protection plan review and inspection.

c. **Emergency Medical Service (EMS)** – SAFD will provide emergency medical first response to all patients in life treating situation. All of SAFD personnel are certified as Emergency Medical Technician (EMT) level or higher and assist EMS personnel providing patient care. These services include emergency dispatch, pre-arrival first aid instructions and coordination of other public safety support agencies, emergency advanced life support ambulance response, and medical rescue services.

d. **Solid Waste Services** – Upon annexation, solid waste services will be provided in accordance with the requirements and standards outlined in the Solid Waste Code, Chapter 14 of the City Code of Ordinances, to include applicable fees, including a monthly environmental fee. (*There are no residential services in the subject property.*) Commercial solid waste customers including businesses, offices, retail stores, multi-family dwelling units, and planned unit developments, within the annexed area may continue to contract directly with private solid waste service providers. In addition, private solid waste providers must have an active Waste Hauler Permit issued by the City to provide services within City limits.

e. **Maintenance of Water and Wastewater Facilities** – The San Antonio Water System (SAWS) will maintain and operate the public water and wastewater facilities that are within its certificated service area. Routine standard maintenance of the facilities is performed on a scheduled basis. Emergency maintenance and repairs receive immediate attention, and are available 24 hours a day, 7 days a week. The facilities will be maintained and operated in accordance with standard SAWS policies and procedures, and under the provisions of the SAWS Utility Service Regulations for the extension of facilities. After annexation, SAWS rate customers will pay the lower Inside City Limit rate as opposed to the Outside City Limit rate. This will amount to an approximate 30% reduction in the average water bill and approximate 20% reduction in the average sewer bill. The rates are set by City Council and can be amended in the future.

f. **Maintenance of Roads and Streets** – The Street Maintenance Division of the Transportation & Capital Improvements Department will maintain public streets and service alleys over which the City has jurisdiction.

g. **Street lighting** - CPS Energy will maintain public street lighting in accordance with Sec. 43.056 (b) (6) of the TX LGC and the City's policies. Upon annexation, the City will assume the cost of electricity for public streetlights.

h. **Maintenance of Parks, Playgrounds, and Swimming Pools** – Maintenance responsibilities for municipally owned parks in annexed areas are the responsibility of the City. Any proposed or existing privately owned parks, playgrounds, swimming pools, recreational facilities and common spaces in the subject property are the responsibility of the property owner(s).

i. **Maintenance of Any Other Publicly Owned Facility, Building, or Service** – Should the City acquire any other facilities, buildings, or services necessary for municipal services located within the subject property, an appropriate City department will provide maintenance services for them.

2. ADDITIONAL SERVICES:

a. **Development Services** – Upon annexation, development services will be provided in accordance of Unified Development Code (UDC), Chapter 35 of the City Code of Ordinances and other applicable codes and standards. Included below are some of the services provided by the Development Services

Department. Additional information regarding these services can be referenced by visiting www.sanantonio.gov/dsd.

- *Zoning* – Upon the effective date of annexation, the subject property will be zoned "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.
- *Tree and Landscape Requirements* – Applicant(s) will be required to adhere to the City's Tree and Landscape requirements, as a part of the City's permitting process.
- *Code Compliance* – The Code Compliance Division enforces City codes and regulations to protect the health, safety and general welfare of the community. Current enforcement is provided to the following and is not limited to vacant dangerous premises and structures, junked vehicles, weeded vacant lots, zoning ,noise, illegal dumping, minimum housing, including unsanitary premises, front yard parking, water and sewer, livestock, alley and right-of-way violations, water leaks or discharges of wastewater on private or public property, monthly inspections of salvage/junk yards, monitoring and enforcing materials received at salvage/junk yards, and enforcement of garage sale permits.
- *Building Permits* – Incomplete construction must obtain building permits from the Development Services Department in accordance with City codes. Incomplete construction implies that final inspections have not been conducted and approved. Approval is required for new commercial construction inspections including building, mechanical, plumbing, electric, fire, traffic, drainage, sidewalks, irrigation, tree, and landscape field inspections. Other field inspections may be applicable for new commercial construction depending on the specific use and/or location of the project.
- *Certificate of Occupancy* – New and existing businesses must obtain a Certificate of Occupancy and related licenses required by City code from the Development Services Department, the San Antonio Metro Health Department, and/or City Tax Office. In accordance with the 2012 International Building Code, no person may occupy a building or a space without first obtaining a Certificate of Occupancy from the Building Official.
- *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. Uses that existed legally prior to annexation, generally become nonconforming after annexation because of the new zoning classification placed on the land. Unless exempted by Chapter 43, of the TX LGC, nonconforming rights to allow future construction of the development of a master plan must be filed within 60 days of annexation, with the Development Services Department in accordance with the Unified Development Code (UDC).

b. ***Storm Water Utility Services*** – The Storm Water Operation of Transportation & Capital Improvements Department provide storm water management services including routine maintenance for public drainage channels and public storm sewers within dedicated public drainage easements. Storm water fees are based on SAWS Customer Classification (Residential, Multi-family, Public, and Commercial) and tiers based on the size of the parcel. This fee is collected through the SAWS billing system. Services are currently provided by SAWS, in accordance with the SAWS's approved business plan and as limited by applicable codes, laws, ordinances and special agreements.

c. **Library Services** – The San Antonio Public Library System serves residents living within the City of San Antonio and unincorporated Bexar County residents. *(At this time, there are no people residing in the subject property.)* More information about library services is available at http://mysapl.org/.

d. **Health Department Services** – The San Antonio Metro Health Department (SAMHD) provides food establishments' licenses and environmental health services within the City of San Antonio and unincorporated areas of Bexar County. Upon annexation SAMHD will provide a wide range of health related services and implement the enforcement of the City's health ordinances and regulations on the effective date of the annexation. *(At this time, there are no people residing in the subject property.)* More information about SANHD services is available at http://www.sanantonio.gov/health.

e. **Animal Care Services** – Newly annexed areas would receive Animal Control Services (ACS) as provided to other areas of the City. Customers who need assistance with animal issues can call 311 and report the specific problem. The call will then be relayed to ACS Field Services for an appropriate

response. Calls for services are prioritized according to the type of situation described by the caller, with emergencies receiving an immediate response.

f. **Other Services** – All other City Departments with jurisdiction in the area will provide services according to City policy and procedure.

3. CAPITAL IMPROVEMENTS PROGRAM

The City will initiate the construction of capital improvements as may be necessary for providing municipal services to the subject property. The timing for the construction of capital projects that may be necessary for the delivery of municipal services will be done in accordance with the requirements of Subchapter C of Chapter 43, of the TX LGC.

Each component of the Capital Improvement Program is subject to the City providing the related service directly. In the event that the related service is provided through a contract service provider, the capital improvement may not be constructed or acquired by the City but may be provided by the contract provider. The City may also lease buildings in lieu of construction of any necessary buildings.

a. **Police Protection** – No capital improvements are necessary at this time to provide Police services.
b. **Fire Protection** – No capital improvements are necessary at this time to provide Fire services.
c. **Emergency Medical Services** – No capital improvements are necessary at this time to provide Emergency Medical Services.
d. **Solid Waste Collection** – No capital improvements are necessary at this time to provide solid waste collection services.
e. **Roads and Streets** – No newly constructed road or street related capital improvements are necessary at this time to provide services. The City will assume maintenance responsibilities for all public streets.
f. **Street lights** – No capital improvements are necessary at this time to provide services.
g. **Parks, Playgrounds and Swimming Pools** – There are no annexation service requirements.
h. **Library** – No capital improvements are necessary at this time to provide Library services.
i. **Other Publicly owned Facilities, Buildings or Services** – There are no annexation service requirements. Addition capital improvements are not necessary to provide such City services.
j. **Capital Improvements Planning** – There are no annexation service requirements.

AMENDMENT: GOVERNING LAW

This Plan may not be amended or repealed except as provided by the TX LGC or other controlling law. Neither changes in the methods or means of implementing any part of the service programs nor changes in the responsibilities of the various departments of the City shall constitute amendments to this Plan, and the City reserves the right to make such changes. This Plan is subject to and shall be interpreted in accordance with the Constitution and laws of the United States of America and the State of Texas, the TX LGC, and the orders, rules and regulations of governmental bodies and officers having jurisdiction.

FORCE MAJEURE

In case of an emergency, such as force Majeure as that term is defined in this Plan, in which the City is forced to temporarily divert its personnel and resources away from the subject property for humanitarian purposes or protection of the general public, the City obligates itself to take all reasonable measures to restore services to the subject property of the level described in this Plan as soon as possible. Force Majeure shall include, but not be limited to, acts of God, acts of the public enemy, war, blockages, insurrection, riots, epidemics, landslides, lightning, earthquakes, fires, storms, floods, washouts, droughts, tornadoes, hurricanes, arrest and restraint of government, explosions, collisions and other inability of the City, whether similar to those enumerated or otherwise, which is not within the control of the City. Unavailability or shortage of funds shall not constitute Force Majeure for purposes of this Plan.

Exhibit C: Municipal Service Plan for Government Canyon Properties

Attachment I:
Summary of SAWS Water and Wastewater Utility Service Regulations 2012

Attached is a summary of the SAWS Utility Service Regulations (SAWS USR) for the extension of water and/or wastewater facilities as incorporated by reference in the latest version of the Unified Development Code, and in conformance with the requirement in the Texas Local Government Code that the Plan has a summary of the service extension policy (SAWS USR).

Water and wastewater service is only provided to lots that have been properly subdivided and platted or are a legal lot. For property that is required by subdivision regulations to construct water of wastewater facilities connecting to the SAWS system, funding and construction of those facilities will remain the responsibility of the developer.

If the specific undeveloped property does not have SAWS water or wastewater service fronting the property, the owner may make an application for an extension of service to SAWS Director of Infrastructure Development Department for review. If the Director determines that adequate capacity is available, or will be and if the project does not include SAWS cost participation or reimbursement, and if the proposed facilities are a logical extension of SAWS water and/or wastewater system and the requested extension meets the requirements of SAWS Utility Service Regulations, the extension size, capacity, and routing may be approved by the Director. Funding and construction of the facilities will be the responsibility of the developer. Depending on the size of the new facilities and other conditions, with SAWS Board of Trustees approval, SAWS may reimburse the developer for a portion of the cost of constructing certain facilities. With Board approval, SAWS may reimburse costs associated with the oversize capacity of water and wastewater mains. The actual calculation of the cost participation and reimbursement amounts, including limits and the schedules for the payments, are included in SAWS Utility Service Regulations as incorporated by reference in the UDC. For lots that have water or wastewater lines in the street fronting the lot, the owner may receive water or wastewater service by applying for a tap permit and paying any required fees. The new customers will be required to pay the impact fees and all connection fees.

If a property is served by a septic system, the property owner(s) remains responsible for the operation and maintenance of their septic system. If the septic system fails, the property owner must repair the system or pay to extend SAWS wastewater facilities to the property, if unavailable. Under certain circumstances the City of San Antonio Metropolitan Health Department and/or applicable regulatory agency for septic tanks may require the property owner to connect to SAWS public wastewater facilities. This policy is set by the City Council and can be amended in the future by ordinance.