

AN ORDINANCE 2013-05-16-0344

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

* * * * *

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

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

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

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 676 26 acres out of NCB 12867, NCB 17992, NCB 17993, NCB 17322, and NCB 35098 from "UD AHOD" Urban Development Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on 114.938 acres, "C-2 AHOD" Commercial Airport Hazard Overlay District on 2 8 acres, and "L AHOD" Light Industrial Airport Hazard Overlay District on 558 522 acres.

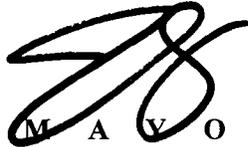
SECTION 2. A description of the property is attached as Attachment "A" and made a part hereof and incorporated herein for all purposes

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective May 26th, 2013

PASSED AND APPROVED this 16th day of May, 2013


M A Y O R
Julián Castro

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Michael D. Bernard, City Attorney
For



Request for
**COUNCIL
ACTION**

City of San Antonio



Agenda Voting Results - Z-5

Name:	Z-4, Z-5, Z-6, Z-7, P-1, Z-8, P-3						
Date:	05/16/2013						
Time:	02:33:42 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2013090 (District 2): An Ordinance amending the Zoning District Boundary from "UD AHOD" Urban Development Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on 114.938 acres, "C-2 AHOD" Commercial Airport Hazard Overlay District on 2.8 acres, and "L AHOD" Light Industrial Airport Hazard Overlay District on 558.522 acres on 676.26 acres out of NCB 12867, NCB 17992, NCB 17993, NCB 17322, and NCB 35098 located on portions of the 6000-6100 Blocks of Interstate Highway 10 East, the 1100 Block of North Foster Road, and the 6100 Block of FM 1346. Staff and Zoning Commission recommend approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x			x	
Leticia Ozuna	District 3	x					
Rey Saldaña	District 4		x				x
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
Carlton Soules	District 10		x				

**LEGAL DESCRIPTION
2.80 ACRES
OF LAND**

2.80 acres of land located in the Clemente Texada Survey No. 133, Abstract No. 743, New City Block 12867, City of San Antonio, Bexar County Texas and further being a portion of that certain 701.078 acres conveyed to Rosillo Creek Development, LTD, as described in Volume 9955, Page 2109, Real Property Records of Bexar County, Texas; said 2.80 acres being more particularly described as follows:

BEGINNING, at a found ½ inch iron rod marking the northeasterly end of a cutback corner at the intersection of the westerly right-of-way line of Foster Road with the northerly right-of-way line of F.M. 1346 (St. Hedwig Road); said rod further marking the most easterly southeast corner of the said 701.078 acres;

THENCE, South 62deg 13' 25" West, along said cutback corner, a distance of 46.70 feet, to a found ½ inch iron rod located in the northerly right-of-way line of F.M. 1346 (St. Hedwig Road);

THENCE, continuing along the northerly right-of-way line of F.M. 1346 (St. Hedwig Road) and along the arc of a curve to the left having a radius of 1960.08 feet, a central angle of 08deg 29' 19", an arc length of 290.40 feet and a chord bearing: N 59deg 07' 34" W, 290.13 feet, to a set ½ inch iron rod, with Coyle-SDA cap;

THENCE, leaving the northerly right-of-way line of F.M. 1346 (St. Hedwig Road), into the 701.078 acres the following courses:

North 00deg 04' 03" West, a distance of 327.05 feet, to a set ½ inch iron rod, with Coyle-SDA cap;

North 89deg 55' 57" East, a distance of 303.55 feet, to a found ½ inch iron rod located in the westerly right-of-way line of Foster Road;

THENCE, along the westerly right-of-way line of Foster Road, the following courses:

Southerly, along the arc of a curve to the right having a radius of 5689.64 feet, a central angle of 02deg 19' 11", an arc length of 230.35 feet and a chord bearing: S 00deg 56' 28"W; 230.34 feet, to found ½ inch iron rod;

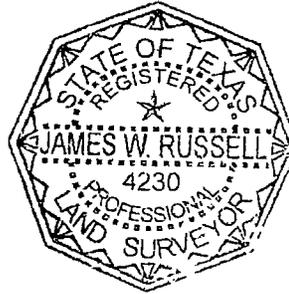
South 02deg 18' 34" West, a distance of 224.40 feet, to the POINT OF BEGINNING and containing 2.80 acres (121,977 square feet) of land, more or less.

From "UD" to "C-2"
Page 1 of 2

ATTACHMENT A

James W. Russell

James W. Russell
Registered Professional
Land Surveyor No. 4230
Coyle-SDA, Inc.
9120 Old Dietz Elkhorn Road
Fair Oaks Ranch, Texas 78015
(210) 691-8434



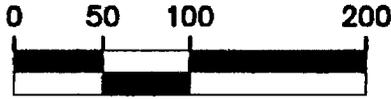
12/27/12
Date

Proj. No. 12038-00

From "UD" to "C-2" (2.8 acres)
Page 2 of 2



NORTH



GRAPHIC SCALE IN FEET (1"=100')

NOTE: BOUNDARY SURVEY ONLY,
ANY IMPROVEMENTS, EASEMENTS
AND/OR SETBACKS WHICH MAY
BE LOCATED ON THE PROPERTY,
ARE NOT SHOWN

CLEMENTE TEXADA SURVEY NO. 133, A-743

N89°55'57"E
303.55'

2.80 ACRES
(121,977 Sq.Ft)

PORTION OF
A 701.078 ACRE TRACT
VOL.9955, PG.2109

N.C.B. 12867

REMAINING PORTION OF
A 701.078 ACRE TRACT
VOL.9955, PG.2109

N00°04'03"W
327.05'

C2
D= 02°19'11"
R= 5689.64'
AL= 230.35'
C=230.34'
CB= S00°56'28"W

FOSTER ROAD
(VARIABLE R.O.W.)

224.40'
S02°18'34"W

P.O.B.
S62°13'25"W
46.70'

C1
D= 08°29'19"
R= 1960.08'
AL= 290.40'
C=290.13'
CB= N59°07'34"W

F.M. ROAD 1346
(ST. HEDWIG ROAD)
(VARIABLE R.O.W)

DRAWING: 1303B-00/EXHIBIT-C-BNDY.DWG

LEGEND

- FOUND 1/2 INCH IRON ROD
- SET IRON W/COYLE-SDA CAP

MENDEZ ENGINEERING



Registration # F-14070
2342 Mountain Fall
San Antonio, Texas 78258
Office 830-438-0337

REGISTRATION No. F-1755

COYLE-SDA
ENGINEERS | SURVEYORS | ADVISORS

Elevating the Standard
9120 Old Dietz Elkhorn Road T.210.691.6434
San Antonio, Texas 78015 F.830.755.6436

TECH MAV

DATE 12/26/12

JOB * 1203B-00

LEGAL DESCRIPTION
33.541 ACRES
OF LAND

33.541 acres of land located in the Clemente Texada Survey No. 133, Abstract No 743, New City Block 12867, City of San Antonio, Bexar County Texas and further being a portion of that certain 701.078 acres conveyed to Rosillo Creek Development, LTD, as described in Volume 9955, Page 2109, Real Property Records of Bexar County, Texas, said 33.541 acres being more particularly described as follows:

COMMENCING, at a found ½ inch iron rod marking the northeasterly end of a cutback corner at the intersection of the westerly right-of-way line of Foster Road with the northerly right-of-way line of F.M. 1346 (St. Hedwig Road); said rod further marking the most easterly southeast corner of the said 701.078 acres;

THENCE, South 62deg 13' 25" West, along said cutback corner, a distance of 46.70 feet, to a found ½ inch iron rod located in the northerly right-of-way line of F.M. 1346 (St. Hedwig Road),

THENCE, along the northerly right-of-way line of F.M. 1346 (St. Hedwig Road) and northwesterly along the arc of a curve to the left having a radius of 1960.08 feet, a central angle of 08deg 29' 19", an arc length of 290.40 feet and a chord bearing: N 59deg 07' 34" W, 290.13 feet, to a set ½ inch iron rod, with Coyle-SDA cap, for the POINT OF BEGINNING of the herein described tract of land,

THENCE, continuing along the northerly right-of-way line of F.M 1346 (St. Hedwig Road), the following courses:

Northwesterly, along the arc of a curve to the left having a radius of 1960.08 feet, a central angle of 26deg 35' 33", an arc length of 909.72 feet and a chord bearing: N 76deg 40' 00" W, 901 57 feet, to a found TxDOT monument,

North 89deg 57' 50" West, a distance of 255.31 feet, to a set ½ inch iron rod with Coyle-SDA cap marking the southeasterly corner of that certain 25.564 acres conveyed to San Antonio Water System, as described in Volume 11434, Page 2054 Real Property Records of Bexar County, Texas;

THENCE, North 00deg 04' 57" West, leaving the northerly right-of-way line of F.M. 1346 (St. Hedwig Road), into the 701 078 acres and along the easterly line of the said 25.564 acre tract, a distance of 1006 87 feet, to a set ½ inch iron rod with Coyle-SDA cap located in the approximate center line of a Variable Width Drainage Easement as dedicated on the plat of Rosillo Creek, according to the map or plat thereof recorded in Volume 9519, Pages 108-119, Deed and Plat Records of Bexar County, Texas;

THENCE, along the said approximate center line of the said Variable Width Drainage Easement, the following courses:

From "UD" to "RM-4" (33.541 acres)
Page 1 of 2

North 88deg 52' 28" East, , a distance of 1006.37 feet, to a set ½ inch iron rod, with Coyle-SDA cap,
South 73deg 54' 27" East, a distance of 384 32 feet, to a set ½ inch iron rod, with Coyle-SDA cap;
South 77deg 54' 36" East, a distance of 58 76 feet, to a set ½ inch iron rod, with Coyle-SDA cap located in the westerly right-of-way line of Foster Road,

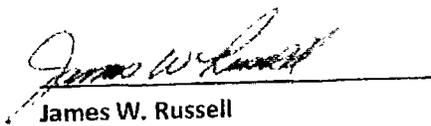
THENCE, along the westerly right-of-way line of Foster Road, the following courses:

South 00deg 13' 26" East, a distance of 46 29 feet, to a found ½ inch iron rod;
North 89deg 21' 17" East, a distance of 3.01 feet, to a found ½ inch iron rod;
South 00deg 05' 09" East, a distance of 742 22 feet, to a found ½ inch iron rod;

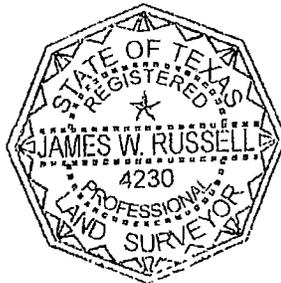
THENCE, leaving the westerly right-of-way line of Foster Road and into the 701 078 acres, the following courses:

South 89deg 55' 57" West, a distance of 303 55 feet, to a set ½ inch iron rod, with Coyle-SDA cap,
South 00deg 04' 03" East, a distance of 327.05 feet, to the **POINT OF BEGINNING** and containing 33.541 acres (1,461,054 square feet) of land, more or less

Basis of Bearings is the southeasterly right of way line of Interstate Highway 10, as described in Volume 9955, Page 2109, of the Real Property Records of Bexar County, Texas. N 70deg 02' 00" E.



James W. Russell
Registered Professional
Land Surveyor No. 4230
Coyle-SDA, Inc.
9120 Old Dietz Elkhorn Road
Fair Oaks Ranch, Texas 78015
(210) 691-8434



3/15/13
Date

Proj. No. 12038-00

From "UD" to "RMA" (33.541 acres)
Page 2 of 2



NORTH

0 250 500 1000



GRAPHIC SCALE IN FEET (1"=500')

BASIS OF BEARINGS IS THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 10, AS DESCRIBED IN VOLUME 9955, PAGE 2109, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS: N 70DEG 02'00"E.

NOTE: BOUNDARY SURVEY ONLY, ANY IMPROVEMENTS, EASEMENTS AND/OR SETBACKS WHICH MAY BE LOCATED ON THE PROPERTY, ARE NOT SHOWN

EASEMENT NO.2
0.988 ACRES
VOL.11434, PG.2054

EASEMENT NO 1
0.741 ACRES
VOL.11434, PG.2054

VARIABLE WIDTH DRAINAGE ESM'T
VOL.9519,
PG 108-119

REMAINING PORTION OF
A 701.078 ACRE TRACT
VOL.9955, PG.2109

CLEMENTE TEXADA SURVEY NO.133, A-743

REMAINING PORTION OF
A 701.078 ACRE TRACT
VOL.9955, PG.2109

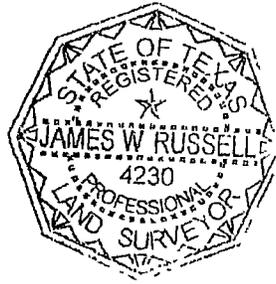
33.541 ACRES
(1,461,054 SQ.FT)

N.C.B. 12867

PORTION OF
A 701.078 ACRE TRACT
VOL.9955, PG.2109

**F.M. ROAD 1346
(ST. HEDWIG ROAD)**
(VARIABLE R.O.W.)

FOSTER ROAD
(VARIABLE R.O.W.)



SURVEYOR'S CERTIFICATION

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, I HEREBY CERTIFY, THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE FACTS AS FOUND ON THE DATE OF THE SURVEY

James W. Russell 3/15/13
JAMES W. RUSSELL, R.P.L.S. NO. 4230 DATE
COYLE-SDA, INC.
9120 OLD DIETZ ELKHORN ROAD
FAIR OAKS RANCH, TEXAS 78015
(210) 691-8434

C1
D= 26°35'33"
R= 1960.08'
AL= 909.72'
C=901.57'
CB= N76°40'00"W

C5
D= 08°29'19"
R= 1960.08'
AL= 290.40'
C=290.13'
CB= N59°07'34"W

LEGEND

- FOUND 1/2 INCH IRON ROD
- SET IRON W/COYLE-SDA CAP
- FOUND CONCRETE MONUMENT
- ⊙ FOUND IRON PIPE
- ▲ FOUND NAIL

▨ GAS, WATER, TELEPHONE, ELECTRIC, CABLE, FIBER OPTIC, SANITARY SEWER, STORM SEWER, DRAINAGE AND OTHER UTILITIES EASEMENTS, PRELIMINARY AND SECONDARY CROSSING EASEMENT, RECORDED IN VOLUME 11434, PAGE 2054

MENDEZ



COYLE-SDA
ENGINEERS | SURVEYORS | ADVISORS

Elevating the Standard
9120 Old Dietz Elkhorn Road T.210.691.8434
San Antonio, Texas 78018 F.830.755.8436

DRAWING: 12038-00/EXHIBIT-G-BNDY.DWG

TECH MAY

DATE 03/14/13

JOB # 12038-00

LEGAL DESCRIPTION
81.397 ACRES
OF LAND

81.397 acres of land located in the Clemente Texada Survey No. 133, Abstract No. 743, New City Block 12867, City of San Antonio, Bexar County Texas and further being a portion of that certain 701.078 acres conveyed to Rosillo Creek Development, LTD, as described in Volume 9955, Page 2109, Real Property Records of Bexar County, Texas; said 81 397 acres being more particularly described as follows.

BEGINNING, at a found ½ inch iron rod located in the northerly right-of-way line of F.M. 1346 (St Hedwig Road) and marking the southeasterly corner of Lot 3, Block 8, St. Hedwig Industrial Park, according to the map or plat thereof recorded in Volume 9515, Page 190, Deed and Plat Records of Bexar County, Texas; said rod further marking the most southerly southwest corner of the said 701.078 acres;

THENCE, leaving the northerly right-of-way line of F.M. 1346 (St. Hedwig Road) and along the common boundary line between the said 701 078 acres and Lot 3, the following courses:

North 00deg 06' 16" West, a distance of 1429 44 feet, to a found ½ inch iron rod;
Northeasterly, along the arc of a curve to the right having a radius of 430.00 feet, a central angle of 41deg 21' 12", an arc length of 310.35 feet and a chord bearing: N 20deg 34' 02" E, 303 66 feet, to a found ½ inch iron rod marking the northeasterly corner of said Lot 3;

THENCE, South 89deg 59' 02" East, into the 701 078 acres, a distance of 1288.49 feet, to a set ½ inch iron rod, with Coyle-SDA cap, located in the approximate center line of a Variable Width Drainage Easement as dedicated on the plat of Rosillo Creek, according to the map or plat thereof recorded in Volume 9519, Pages 108-119, Deed and Plat Records of Bexar County, Texas;

THENCE, along the approximate center line of the said Variable Width Drainage Easement, the following courses:

Southwesterly, along the arc of a curve to the right having a radius of 800.00 feet, a central angle of 18deg 31' 25", an arc length of 258.64 feet and a chord bearing. S 19deg 56' 07"W; 257.51 feet, to a set ½ inch iron rod, with Coyle-SDA cap,
South 29deg 11' 50" West, a distance of 119.13 feet, to a set ½ inch iron rod, with Coyle-SDA cap;
Southwesterly, along the arc of a curve to the left having a radius of 800.00 feet, a central angle of 29deg 34' 11", an arc length of 412.87 feet and a chord bearing: S 14deg 24' 44"W; 408.31 feet, to a set ½ inch iron rod, with Coyle-SDA cap,

From "UD" to "RM-4"
Page 1 of 2

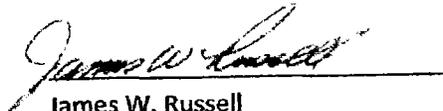
THENCE, North 89deg 52' 28" East, crossing said 701.078 acres, a distance of 1543.24 feet, to a set ½ inch iron rod, with Coyle-SDA cap located on the westerly line of that certain 25.564 acres conveyed to San Antonio Water System, as described in Volume 11434, Page 2054 Real Property Records of Bexar County, Texas,

THENCE, South 00deg 04' 57" East, along the westerly line of the said 25 564 acre tract, a distance of 1003.83 feet, to a set ½ inch iron rod, with Coyle-SDA cap on the northerly right-of-way line of F.M. 1346 (St. Hedwig Road);

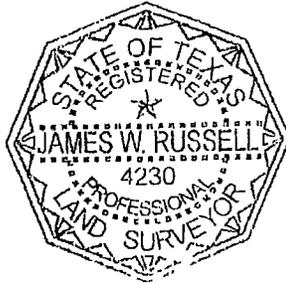
THENCE, along the northerly right-of-way line of F.M. 1346 (St. Hedwig Road), the following courses:

- North 89deg 57' 50" West, a distance of 598.40 feet, to a found ½ inch iron rod,
- North 43deg 38' 41" West, a distance of 13.83 feet, to a found ½ inch iron rod;
- North 89deg 57' 40" West, a distance of 1285.02 feet, to a found ½ inch iron rod;
- South 26deg 57' 58" West, a distance of 11.41 feet, to a found ½ inch iron rod;
- North 89deg 57' 29" West, a distance of 791.28 feet, to the POINT OF BEGINNING and containing 81.397 acres (3,545,655 square feet) of land, more or less

Basis of Bearings is the southeasterly right of way line of Interstate Highway 10, as described in Volume 9955, Page 2109, of the Real Property Records of Bexar County, Texas: N 70deg 02' 00" E.



James W. Russell
Registered Professional
Land Surveyor No. 4230
Coyle-SDA, Inc.
9120 Old Dietz Elkhorn Road
Fair Oaks Ranch, Texas 78015
(210) 691-8434



3/15/13

Date

Proj. No. 12038-00

From "UD" to "RM-4" (81.397 acres)

Page 2 of 2



NORTH

0 250 500 1000



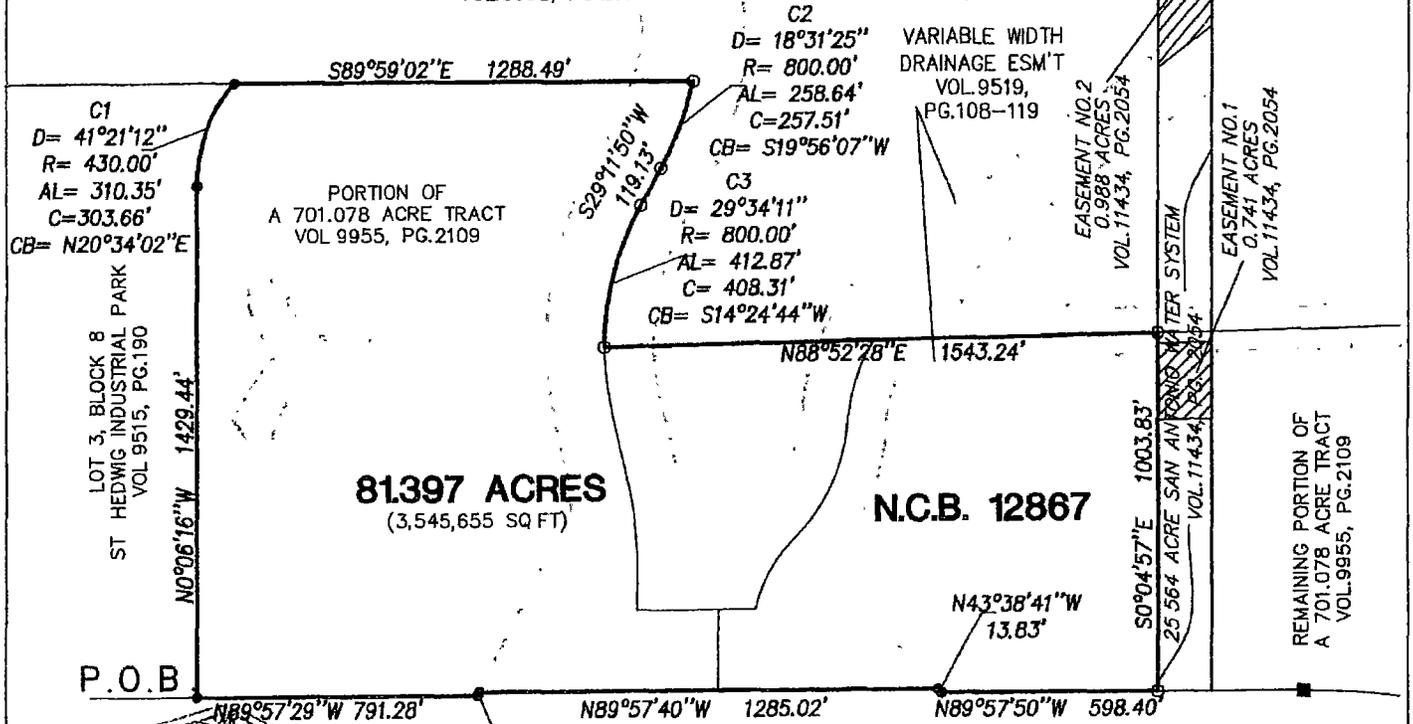
GRAPHIC SCALE IN FEET (1"=500')

NOTE. BOUNDARY SURVEY ONLY, ANY IMPROVEMENTS, EASEMENTS AND/OR SETBACKS WHICH MAY BE LOCATED ON THE PROPERTY, ARE NOT SHOWN

BASIS OF BEARINGS IS THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 10, AS DESCRIBED IN VOLUME 9955, PAGE 2109, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS. N 70DEG 02'00"E.

REMAINING PORTION OF A 701.078 ACRE TRACT VOL.9955, PG.2109

CLEMENTE TEXADA SURVEY NO. 133, A-743



81.397 ACRES (3,545,655 SQ FT)

N.C.B. 12867

F.M. ROAD 1346 (ST. HEDWIG ROAD) (VARIABLE R.O.W.)



SURVEYOR'S CERTIFICATION

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, I HEREBY CERTIFY, THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE FACTS AS FOUND ON THE DATE OF THE SURVEY

James W. Russell DATE
JAMES W. RUSSELL, R.P.L.S NO 4230

COYLE-SDA, INC
9120 OLD DIETZ ELKHORN ROAD
FAIR OAKS RANCH, TEXAS 78015
(210) 691-8434

ENGINEER FIRM REGISTRATION No. F-1755
SURVEY FIRM REGISTRATION No. 10193792

DRAWING. 12038-00/EXHIBIT-H-BNDY.DWG

- FOUND 1/2 INCH IRON ROD
- SET IRON W/COYLE-SDA CAP
- FOUND CONCRETE MONUMENT
- ⊙ FOUND IRON PIPE
- ▲ FOUND NAIL

GAS, WATER, TELEPHONE, ELECTRIC, CABLE, FIBER OPTIC, SANITARY SEWER, STORM SEWER, DRAINAGE AND OTHER UTILITIES EASEMENTS, PRELIMINARY AND SECONDARY CROSSING EASEMENT, RECORDED IN VOLUME 11434, PAGE 2054

MENDEZ



COYLE-SDA

ENGINEERS | SURVEYORS | ADVISORS

Elevating the Standard

9120 Old Dietz Elkhorn Road T.210.691.8434
San Antonio, Texas 78015 F.530.755.8435

TECH MAY

DATE 03/14/13

JOB # 12038-00

LEGAL DESCRIPTION
361.774 ACRES
OF LAND

361.774 acres of land located in the Clemente Texada Survey No. 133, Abstract No. 743, NCB 12867,17993, 17992, 17322 and 35098, City of San Antonio, Bexar County, Texas and being a portion of that certain 701.078 acres conveyed to Rosillo Creek Development, LTD, as described in Volume 9955, Page 2109, of the Real Property Records of Bexar County, Texas, together with that certain "approximately 1 acre" tract of land conveyed to Rosillo Creek Development, Ltd., as described in Volume 14712, Page 110, Real Property Records of Bexar County, Texas; said 361.774 acres being more particularly described as follows:

COMMENCING, at a found ½ inch iron rod located in the southeasterly right of way line of Interstate Highway 10 (IH 10), and marking the northwesterly corner of Lot 1, Travel Centers Subdivision, according to the map or plat thereof recorded in Volume 9543, Page 26, Deed and Plat Records of Bexar County, Texas;

THENCE, South 77deg 45' 59" West, along the southerly right of way line of IH 10, a distance of 406.92 feet, to a found to a found concrete monument;

THENCE, South 70deg 02' 00" West, continuing along the southerly right of way line of IH 10, a distance of 672 93 feet, to a set ½ inch iron rod with Coyle-SDA marking the northwesterly corner of that certain 25.564 acres conveyed to San Antonio Water System, as described in Volume 11434, Page 2054 Real Property Records of Bexar County, Texas, said rod further being the **POINT OF BEGINNING** of the herein described tract of land;

THENCE, leaving the southerly right of way line of IH 10 and along the westerly line of said 25.564 acre tract, the following courses:

South 19deg 57' 53" East, a distance of 1279.89 feet, to a set ½ inch iron rod with Coyle-SDA cap;

South 00deg 04' 57" East, a distance of 5112.11 feet, to a set ½ inch iron rod with Coyle-SDA cap located in the approximate center line of a Variable Width Drainage Easement as dedicated on the plat of Rosillo Creek, according to the map or plat thereof recorded in Volume 9519, Pages 108-119, Deed and Plat Records of Bexar County, Texas;

THENCE, South 88deg 52' 28" West , leaving the westerly line of said 25 564 acres, crossing the said 701.078 acres, a distance of 1543 24 feet, to a set ½ inch iron rod with Coyle-SDA cap on the center line of a said variable width drainage easement;

THENCE, along the center line of said variable width drainage easement, the following courses:

From "UD" to "L"
Page 1 of 3

Northeasterly, along the arc of a curve to the right, with a radius of 800.00 feet, a central angle of 29deg 34' 11", an arc length of 412.87 feet, and a chord bearing: North 14deg 24' 44" East, 408.31 feet; to a set ½ inch iron rod with Coyle-SDA cap;

North 29deg 11' 50" East, a distance of 119.13 feet, to a set ½ inch iron rod with Coyle-SDA cap;
Northeasterly, along the arc of a curve to the left, with a radius of 800.00 feet, a central angle of 18deg 31' 25", an arc length of 258.64 feet, and a chord bearing: North 19deg 56' 07" East, 257.51 feet, to a set ½ inch iron rod with Coyle-SDA cap;

THENCE, North 89deg 59' 02" West, leaving the approximate center line of said Variable Width Drainage Easement and crossing said 701 078 acre tract, a distance of 1288.49 feet, to a found ½ inch iron rod marking the northeasterly corner of Lot 3, Block 8, County Block 5098, St. Hedwig Industrial Park, according to the map or plat thereof recorded in Volume 9515, Page 190, Deed and Plat Records of Bexar County, Texas;

THENCE, North 89deg 59' 02" West, along the northerly line of said Lot 3, Block 8, a distance of 711.02 feet, to a found ½ inch iron rod located in the easterly line of Martindale Army Airfield, United States of America, as described in Volume 2011, Page 565, Deed Records of Bexar county, Texas;

THENCE, along the easterly line of said Martindale Army Airfield, the following courses:

North 00deg 07' 30" West, a distance of 430.02 feet, to a found ½ inch iron rod;
North 89deg 49' 49" East, a distance of 399.49 feet, to a found ½ inch iron rod;
North 00deg 02' 52" West, a distance of 2813.76 feet, to a found concrete monument on the southerly line of Theissen Family Ltd. tract as described in Volume 8476, Page 982, Real Property Records of Bexar County, Texas,

THENCE, North 89deg 45' 57" East, along the southerly line of the said Theissen Family Ltd. tract, a distance of 209.60 feet, to a found 1 inch iron pipe;

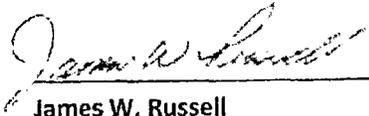
THENCE, North 00deg 13' 18" West, along the easterly line of the said Theissen Family Ltd. tract at a distance of 1104.73 feet, passing a found ½ inch iron rod, marking the southwesterly corner of approximately one acre tract conveyed to Rosillo Creek Development, Ltd., as described in Volume 14712, Page 110, Real Property Records of Bexar County, Texas, in all a total distance of 1539.78 feet, to a found ½ inch iron rod located in the southeasterly right of way line of Interstate Highway 10;

THENCE, North 70deg 02' 00" East, along the southeasterly right of way line of Interstate Highway 10, at a distance of 105.94 feet, passing a found 1 inch iron pipe, marking the northeasterly corner of the said approximately one acre tract, in all a total distance of 2394.64 feet, to the **POINT OF BEGINNING** and containing 361.774 acres (15,758,873 square feet) of land, more or less

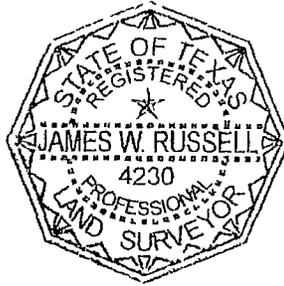
From "UD" to "L" (361.774 acres)

Page 2 of 3

Basis of Bearings is the southeasterly right of way line of Interstate Highway 10, as described in Volume 9955, Page 2109, of the Real Property Records of Bexar County, Texas: N 70deg 02' 00" E.



James W. Russell
Registered Professional
Land Surveyor No. 4230
Coyle-SDA, Inc.
9120 Old Dietz Elkhorn Road
Fair Oaks Ranch, Texas 78015
(210) 691-8434



3/15/13

Date

Proj. No. 13006-00

From "UD" to "L" (361.774 acres)

Page 3 of 3



0 300 800 1200

GRAPHIC SCALE IN FEET (1"=600')

INTERSTATE 10
(820' R.O.W.)

ROSILLO CREEK DEVELOPMENT LTD.
VOL. 14712, PG. 10
1616 CALLE DEL NOROESTE, SUITE 46
LAREDO, TEXAS 78004

THEESSEN FAMILY LTD.
VOL. 8478, PG. 82
REAL PROPERTY RECORDS OF BEXAR
COUNTY, TEXAS

THEESSEN FAMILY LTD
PARTNERSHIP
SUITE 1100 E
S.A. ANTONIO, TEXAS
78219-4800

FOUND 1" PIPE
FOUND 1" PIPE
FOUND 1" PIPE

REMAINING PORTION OF
A 701.078 ACRE TRACT
VOL 9955, PG 2109

361.774 ACRES
(15,758,873 SQ. FT)

NCB 17322, 17992, 17993,
12867, 30598

C2
D= 18°31'25"
R= 800.00'
AL= 258.64'
C= 257.51'
CB= N19°56'07"E

C8
D= 29°34'11"
R= 800.00'
AL= 412.87'
C= 408.31'
CB= N14°24'44"E

HARDING ARMY AIRFIELD
UNITED STATES OF AMERICA
(VOL. 2011, PG. 565, 58)

ST. HEDWIG INDUSTRIAL PARK #1
4700 E. CESAR CHAVEZ ST. #1
AUSTIN, TEXAS 78702

ST. HEDWIG INDUSTRIAL PARK #2
4700 E. CESAR CHAVEZ ST. #2
AUSTIN, TEXAS 78702

ST. HEDWIG INDUSTRIAL PARK #3
4700 E. CESAR CHAVEZ ST. #3
AUSTIN, TEXAS 78702

10 ELEC. GAS, TELE
& C.A.T. ESMT.

20' PIPELINE ESMT
VOL. 4874, PG. 449

25' SANITARY SEWER ESMT
VOL. 6649, PG. 179

20' PIPELINE ESMT
VOL. 4874, PG. 449

25' SANITARY SEWER ESMT
VOL. 6649, PG. 179

20' PIPELINE ESMT
VOL. 4874, PG. 449

25' SANITARY SEWER ESMT
VOL. 6649, PG. 179

20' PIPELINE ESMT
VOL. 4874, PG. 449

15' ACCESS ESMT
VOL. 8519, PG. 108-119

25' SANITARY SEWER ESMT
VOL. 6554, PG. 347

15' ACCESS ESMT
VOL. 8519, PG. 108-119

25' SANITARY SEWER ESMT
VOL. 6649, PG. 179

20' PIPELINE ESMT
VOL. 4874, PG. 449

25' SANITARY SEWER ESMT
VOL. 6649, PG. 179

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VOL. 4874, PG. 449

25' SANITARY SEWER ESMT
VOL. 6649, PG. 179

20' PIPELINE ESMT
VOL. 4874, PG. 449

25' SANITARY SEWER ESMT
VOL. 6649, PG. 179

ST. HEDWIG RD.
(F. M. 1346)
(100' R.O.W.)



LEGEND
● FOUND 1/2" BICH IRON ROD
○ SET IRON W/COYLE-SDA CAP
■ FOUND CONCRETE MONUMENT
⊙ FOUND IRON PIPE
▲ FOUND NAIL
GAS, WATER, TELEPHONE,
ELECTRIC, CABLE, FIBER OPTIC,
SANITARY SEWER, STORM SEWER
DRAINAGE AND OTHER
UTILITIES EASEMENTS, PRELIMINARY
AND SECONDARY CROSSING EASEMENT.
RECORDED IN VOLUME 11434, PAGE 2054

SKETCH OF SURVEY

12038-00/EXHIBIT-E-BNDY DWG

REVISION: 09/21/13 (PLACE-NCB)

MEYER
M

ENGINEER FIRM REGISTRATION NO F-1755
SURVEY FIRM REGISTRATION NO 10193792

COYLE-SDA
ENGINEERS | SURVEYORS | ADVISORS
Elevating the Standard
9120 Old Dietz Elkhorn Road T. 210.891.8434
San Antonio, Texas 78018 F. 530.766.8436

N. FOSTER RD.
(80' EXISTING R.O.W.)
(80' REQUIRED R.O.W.)

CLEMENTE TEXADA SURVEY NO 133
A-743, N.C.B. 12867

P.O.B.

APPROXIMATE LOCATION
OF U G ARCO PIPELINE

EASEMENT NO. 6
0.344 ACRES
VOL. 11434, PG. 2054

18' SANITARY SEWER ESMT
VOL. 2543, PG. 26

EASEMENT NO. 3
0.478 ACRES
VOL. 11434, PG. 2054

EASEMENT NO. 4
2.593 ACRES
VOL. 11434, PG. 2054

REMAINING PORTION OF
A 701.078 ACRE TRACT
VOL 9955, PG 2109

20' WIDE COASTAL STATES
PIPELINE ESMT
VOL. 4185, PG. 2033

20' PIPELINE ESMT
VOL. 4874, PG. 449

15' ACCESS ESMT
VOL. 8519, PG. 108-119

25' SANITARY SEWER ESMT
VOL. 6554, PG. 347

20' WIDE COASTAL STATES
PIPELINE ESMT
VOL. 4185, PG. 2033

DRAINAGE ESMT
VOL. 4709, PG. 491

EASEMENT NO. 1
1.150 ACRES
VOL. 11434, PG. 2054

17' ACCESS & UTILITY ESMT
VOL. 8519, PG. 108-119

20' PIPELINE ESMT
VOL. 4874, PG. 449

25' SANITARY SEWER ESMT
VOL. 6649, PG. 179

20' PIPELINE ESMT
VOL. 4874, PG. 449

25' SANITARY SEWER ESMT
VOL. 6649, PG. 179

20' PIPELINE ESMT
VOL. 4874, PG. 449

25' SANITARY SEWER ESMT
VOL. 6649, PG. 179

20' PIPELINE ESMT
VOL. 4874, PG. 449

25' SANITARY SEWER ESMT
VOL. 6649, PG. 179

20' PIPELINE ESMT
VOL. 4874, PG. 449

25' SANITARY SEWER ESMT
VOL. 6649, PG. 179

20' PIPELINE ESMT
VOL. 4874, PG. 449

25' SANITARY SEWER ESMT
VOL. 6649, PG. 179

20' PIPELINE ESMT
VOL. 4874, PG. 449

LOT 1, BRAND CENTERS
SUBDIVISION
VOL. 9543, PG. 28

TA OPERATING CORP
STE. 200 TAX DEPT
24001 CENTER RIDGE ROAD
WESTLAKE, OH 44145-5877
91 244 AC. TRACT

VARIABLE WIDTH
DRAINAGE ESMT
VOL. 9543, PG. 28

20' WIDE COASTAL STATES
PIPELINE ESMT
VOL. 4185, PG. 2033

20' WIDE COASTAL STATES
PIPELINE ESMT
VOL. 4185, PG. 2033

20' WIDE COASTAL STATES
PIPELINE ESMT
VOL. 4185, PG. 2033

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VOL. 4185, PG. 2033

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VOL. 4185, PG. 2033

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VOL. 4185, PG. 2033

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VOL. 4185, PG. 2033

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VOL. 4185, PG. 2033

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VOL. 4185, PG. 2033

20' WIDE COASTAL STATES
PIPELINE ESMT
VOL. 4185, PG. 2033

20' WIDE COASTAL STATES
PIPELINE ESMT
VOL. 4185, PG. 2033

LEGAL DESCRIPTION
196.748 ACRES
OF LAND

196.748 acres of land located in the Clemente Texada Survey No. 133, Abstract No. 743, NCB 12867, 17992, 17993 and 35098, City of San Antonio, Bexar County, Texas and being a portion of that certain 701.078 acres conveyed to Rosillo Creek Development, LTD, as described in Volume 9955, Page 2109, Real Property Records of Bexar County, Texas; said 196.748 acres being more particularly described as follows:

BEGINNING, at a found ½ inch iron rod located on the southerly right of way line of Interstate Highway 10 (IH 10), and marking the northwesterly corner of Lot 1, Travel Centers Subdivision, according to the map or plat thereof recorded in Volume 9543, Page 26, Deed and Plat Records of Bexar County, Texas; said rod further being the most northerly-northeasterly corner of herein described tract of land;

THENCE, South 00deg 13' 00" East, leaving the southerly right of way line of IH 10 and along westerly line of said Lot 1, a distance of 1237.06 feet, to a found ½ inch iron rod marking the southwestly corner of said Lot 1;

THENCE, South 89deg 29' 00" East, along southerly line of said Lot 1, a distance of 975.93 feet, to a found ½ inch iron rod marking the southeasterly corner of Lot 2, of said Travel Centers Subdivision;

THENCE, South 83deg 41' 18" East, along southerly line of a 3 foot right of way dedication as shown on the said Travel Center Subdivision, a distance of 2.92 feet, to a found ½ inch iron rod located on the westerly right of way line of Foster Road,

THENCE, along the westerly right of way line of Foster Road, the following courses:

South 00deg 18' 36" East, a distance of 1398.37 feet, to a found ½ inch iron rod,
South 00deg 05' 46" East, a distance of 841.00 feet, to a found ½ inch iron rod;
South 00deg 15' 17" East, a distance of 290.77 feet, to a found ½ inch iron rod;
South 69deg 27' 49" West, a distance of 3.29 feet, to a found ½ inch iron rod,
South 00deg 12' 24" East, a distance of 184.50 feet, to a found ½ inch iron;
North 68deg 45' 37" East, a distance of 3.17 feet, to a found ½ inch iron rod;
South 00deg 10' 27" East, a distance of 1715.50 feet, to a found ½ inch iron rod;
South 00deg 01' 29" East, a distance of 1006.42 feet, to a found ½ inch iron rod;
North 59deg 17' 04" West, a distance of 3.50 feet, to a found ½ inch iron rod;
South 00deg 13' 26" East, a distance of 46.29 feet, to a set ½ inch iron rod with Coyle-SDA cap,

From "UD" and "MF-33" to "L"

Page 1 of 2

THENCE, leaving the westerly right of way line of Foster Road, along the approximate center line of a Variable Width Drainage Easement as dedicated on the plat of Rosillo Creek, according to the map or plat thereof recorded in Volume 9519, Pages 108-119, Deed and Plat Records of Bexar County, Texas and crossing the said 701 078 acre tract, the following courses:

North 77deg 54' 36" West, a distance of 58 76 feet, to a set ½ inch iron rod with Coyle-SDA cap;
North 73deg 54' 27" West, a distance of 384.32 feet, to a set ½ inch iron rod with Coyle-SDA cap:

South 88deg 52' 28" West, a distance of 1006.37 feet, to a set ½ inch iron rod with Coyle-SDA cap located on the easterly line of that that certain 25.564 acres conveyed to San Antonio Water System, as described in Volume 11434, Page 2054 Real Property Records of Bexar County, Texas,

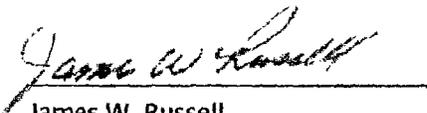
THENCE, North 00deg 04' 57" West, along the easterly line of the said 25 564 acre tract, a distance of 5135.67 feet, to a set ½ inch iron rod with Coyle-SDA cap for a corner of herein described tract;

THENCE, North 19deg 57' 53" West, continuing along the easterly line of said 25.564 acre tract, a distance of 1306.18 feet, to a set ½ inch iron rod with Coyle-SDA cap on the southerly right of way line of IH 10,

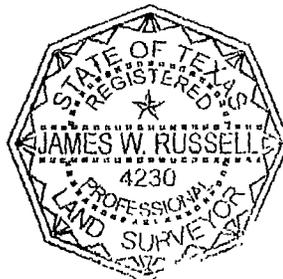
THENCE, along the southerly right of way line of IH 10, the following courses:

North 70deg 02' 00" East, a distance of 522 93 feet, to a found concrete monument;
North 77deg 45' 59" East, a distance of 406.92 feet, to the **POINT OF BEGINNING** and containing 196.748 acres (8,570,330 square feet) of land, more or less.

Basis of Bearings is the southeasterly right of way line of Interstate Highway 10, as described in Volume 9955, Page 2109, of the Real Property Records of Bexar County, Texas: N 70deg 02' 00" E



James W. Russell
Registered Professional
Land Surveyor No. 4230
Coyle-SDA, Inc.
9120 Old Dietz Elkhorn Road
Fair Oaks Ranch, Texas 78015
(210) 691-8434



3/21/13

Date
Revised: 3/21/13

Proj. No. 13006-00

From "UD" and "MF-33" to "L" (196.748 acres)

Page 2 of 2



NORTH

0 300 600 1200

GRAPHIC SCALE IN FEET (1"=600')

INTERSTATE 10
(320' R.O.W.)

ROSILLO CREEK DEVELOPMENT, LTD
VOL.14712, PG.110
1816 CALLE DEL MONTE, SUITE 48
LAREDO, TEXAS 78041

THORSON FAMILY LTD.
VOL.8478, PG.392, REAL
PROPERTY RECORDS OF BEXAR
COUNTY TEXAS

THORSON FAMILY LTD
PARTNERSHIP
5834 810 E
SAN ANTONIO, TEXAS
78209-4330

FOUND CONC
MONUMENT

FOUND 1" PIPE
20' PIPELINE ESM'T
VOL.4674, PG.449

REMAINING PORTION OF
A 701 C78 ACRE TRACT
VOL.9955, PG.2109

REMAINING PORTION OF
A 701 078 ACRE TRACT
VOL.9955, PG.2109

196.748 ACRES
(8,570,330 SQ FT)

NCB 17992, 17993,
35098, 12867

CLEMENTE TEXADA SURVEY NO 133
A-743, N.C.B. 12867

ST. HEDWIG RD.
(F. M. 1346)
(100' R.O.W.)

LEGEND

- FOUND 1/2 INCH IRON ROD
- SET IRON N/C/SIDE-SDA CAP
- FOUND CONCRETE MONUMENT
- FOUND IRON PIPE
- ▲ FOUND NAIL

GAS, WATER, TELEPHONE,
ELECTRIC, CABLE, FIBER OPTIC,
SANITARY SEWER, STORM SEWER,
DRAINAGE AND OTHER
UTILITIES EASEMENTS, PRELIMINARY
AND SECONDARY CROSSING EASEMENT,
RECORDED IN VOLUME 11434, PAGE 2054

SURVEYOR'S CERTIFICATION

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF I HEREBY CERTIFY THAT THE SURVEY WAS
PERFORMED ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE POSITION OF THE POINTS
ON THE DATE OF THE SURVEY.

James W. Russell 3/21/13
DATE
JAMES W. RUSSELL, R.P.L.S. NO. 4220
COYLE-SDA, INC.
9120 OLD DETR. ELMHURST ROAD
FAIR OAKS MANCL, TEXAS 78015
(210) 691-8434

SKETCH OF SURVEY



MELENZ
M

ENGINEER FIRM REGISTRATION No. F-1755
SURVEY FIRM REGISTRATION No. 10193792

COYLE-SDA
ENGINEERS | SURVEYORS | ADVISORS

Elevating the Standard
3120 Old Detr. Elmhurst Road
San Antonio, Texas 78216
T: 210.691.8434
F: 210.756.8436