ELF/mb
8/21/14
Item No. 34

AN ORDINANCE 2014-08-21-0614

**AUTHORIZING THE CITY MANAGER TO EXECUTE AN EXTRATERRITORIAL JURISDICTION (ETJ) AGREEMENT WITH THE CITY OF FAIR OAKS RANCH FOR THE RELEASE OF APPROXIMATELY 134.060 ACRES FROM THE CITY OF SAN ANTONIO TO THE CITY OF FAIR OAKS RANCH WITH CERTAIN CONDITIONS.**

* * * * * * * * * * *

**WHEREAS,** the City of Fair Oaks Ranch has requested the release of approximately 134.060 acres from the extraterritorial jurisdiction (ETJ) of the City of San Antonio, which is less than 1% of San Antonio's ETJ; and

**WHEREAS,** this neighborhood is only accessible through the City of Fair Oaks Ranch; thus the release of the 134.060 acres will provide logical planning and service delivery boundaries; and

**WHEREAS**, extraterritorial jurisdiction of municipalities may extend between 0.5 to 5.0 miles, based on population size. The San Antonio ETJ is a distance of five miles from the city boundary; and

**WHEREAS,** the City of San Antonio and the City of Fair Oaks Ranch have entered into an Extraterritorial Jurisdiction Agreement with conditions set forth therein, and attached herein as **Attachment C**; and

**WHEREAS,** if subject area is placed in Fair Oak Ranch's ETJ, the City of Fair Oaks Ranch would provide a voluntary annexation option as well as future municipal services to the area incorporated into the City of Fair Oaks Ranch; and

**WHEREAS,** the proposed ETJ agreement includes a $100,000 contribution to the City of San Antonio via three payments to assist with the City of San Antonio Water Policy Study:

- $33,333.34 to be released from the City of Fair Oaks Ranch to the City of San Antonio after the extraterritorial jurisdiction is released from the City of San Antonio.
- $33,333.33 to be released from the City of Fair Oaks Ranch to the City of San Antonio when 50% of the Water Policy Study is completed.
- $33,333.33 to be released from the City of Fair Oaks Ranch to the City of San Antonio once the Water Policy Study has been presented and accepted; and

**WHEREAS**, the City of San Antonio and the City of Fair Oaks Ranch have all requisite municipal corporate power and authority to enter into an Agreement for performance of all of their relative obligations under such Agreement; and

**WHEREAS,** the Planning Commission of the City of San Antonio has considered the proposed release of the property from the San Antonio ETJ and has recommended approval, and

**WHEREAS,** the San Antonio City Council has considered the request from the City of Fair Oaks Ranch to release approximately 134.060 acres from the San Antonio ETJ; **NOW THEREFORE;**

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

**SECTION 1.** The property containing approximately 134.060 acres, as more particularly described by metes and bounds in **Attachment A** (field notes) and depicted on map in **Attachment B** (exhibit), and the associated ETJ Agreement (Attachment C) with the City of Fair Oaks Ranch attached hereto and incorporated herein for all purposes, is hereby released from the Extraterritorial Jurisdiction of the City of San Antonio upon fulfillment of the conditions stated in this Ordinance.

**SECTION 2.** The City Manager or designee is herby authorized to enter into and execute an Extraterritorial Jurisdiction Agreement with the City of Fair Oaks Ranch for the release of 134.060 acres to the City of Fair Oaks Ranch. The Extraterritorial Jurisdiction Agreement is attached hereto and incorporated as **Attachment C**.

**SECTION 3.** The proposed ETJ agreement includes a provision of a $100,000 contribution to the City of San Antonio via three payments to assist with the City of San Antonio Water Policy Study beginning on the date the City of San Antonio releases the 134.060 acres to the City of Fair Oaks Ranch.

**SECTION 4**. Funds generated by this ordinance will be deposited into Fund 11001000, Internal Order 250000000021 and General Ledger 4406758.

**SECTION 5.** The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

**SECTION 6.** This Ordinance shall be effective immediately upon its final passage.

**PASSED AND APPROVED on this 21st day of August 2014.**

Ivy R. Taylor

**M A Y O R**
Ivy R. Taylor

**ATTEST:**

Leticia M. Vacek

Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

for Robert F. Greenblum, City Attorney

| | |
|---|---|
| **Agenda Item:** | **34** |
| **Date:** | 08/21/2014 |
| **Time:** | 09:22:22 AM |
| **Vote Type:** | Motion to Approve |
| **Description:** | An Ordinance authorizing an extraterritorial jurisdiction agreement with the City of Fair Oaks Ranch for the release of approximately 134.060 acres from the City of San Antonio to the City of Fair Oaks Ranch with certain conditions to include $100,000 payment from the City of Fair Oaks Ranch in compensation for future potential property tax revenue. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development] |
| **Result:** | Passed |

| Voter | Group | Not Present | Yea | Nay | Abstain | Motion | Second |
|---|---|---|---|---|---|---|---|
| Ivy Taylor | Mayor | | x | | | | |
| Diego Bernal | District 1 | | x | | | | |
| Keith Toney | District 2 | | x | | | | |
| Rebecca Viagran | District 3 | | x | | | | |
| Rey Saldaña | District 4 | | x | | | | |
| Shirley Gonzales | District 5 | | x | | | | |
| Ray Lopez | District 6 | | x | | | | x |
| Mari Aguirre-Rodriguez | District 7 | | x | | | | |
| Ron Nirenberg | District 8 | | x | | | x | |
| Joe Krier | District 9 | | x | | | | |
| Michael Gallagher | District 10 | | x | | | | |

**FIELD NOTES**
**134.060 ACRE TRACT**
**BEXAR COUNTY, TEXAS**

Being a 134.060 acre tract of land, situated in NW. Bexar County and comprised of The Woods Subdivision Unit 1, P.U.D., as recorded in Vol. 9545, Pgs. 167-170, The Woods Subdivision Unit 2, P.U.D., as recorded in Vol. 9556, Pgs. 157-160 and Greenwood Subdivision, P.U.D., as recorded in Vol. 9562, Pgs. 128-130, Deed and Plat Records of Bexar County, Texas, and being more particularly described as follows:

Beginning at the North corner of the intersection of Interstate Highway 10 and Woodland Parkway and said corner being on the East right of way line of I.H. 10.

Thence, departing said East right of way line of I.H. 10 and along the North right of way line of Woodland Parkway, the following courses and distances:

- N 33° 42′ 57″ E, a distance of 18.01 feet to a point for a corner;
- S 55° 32′ 41″ E, a distance of 20.90 feet to a point for a corner;
- N 59° 10′ 08″ E, a distance of 34.50 feet to a point of curvature for a corner;
- Along a curve to the right having a radius of 65.00 feet, a central angle of 42° 50′ 45″, an arc length of 48.61 feet and a chord bearing and distance of N 80° 35′ 30″ E, 47.48 feet to a point of tangent for a corner;
- S 77° 59′ 07″ E, a distance of 26.62 feet to a point of curvature for a corner;
- Along a curve to the left having a radius of 30.00 feet, a central angle of 33° 37′ 26″, an arc length of 17.61 feet and a chord bearing and distance of N 85° 12′ 10″ E, 17.35 feet to a point of tangent for a corner;
- N 68° 23′ 27″ E, a distance of 7.38 feet to a point for a corner;
- N 23° 23′ 27″ E, a distance of 31.70 feet to a point for a corner;
- N 68° 23′ 27″ E, a distance of 12.89 feet to a point for a corner;

Thence, departing the NW right of way of Woodland Pathway, N 05° 06′ 37″ E, a distance of 239.25 feet to a point for a corner on the NW boundary line of the herein described tract;

Thence, along the said NW boundary line, N 33° 42′ 57″ E, a distance of 1828.36 feet to a point for a corner;

Thence, along the North boundary line of the herein described tract of land, N 68° 45′ 16″ E, a distance of 1376.00 feet to a point for a corner;

Thence, N 68° 39′ 32″ E, a distance of 392.96 feet to a point for the most Northern corner of the herein described tract of land;

ATTACHMENT A

FN - 134.060 acre tract - 06.25.12 (con't):

Thence, along the east boundary line of the herein described tract, the following courses and distances:

- S 19° 46′ 53″ E, a distance of 135.22 feet to a point for a corner;
- S 23° 22′ 53″ E, a distance of 134.42 feet to a point for a corner;
- S 26° 50′ 09″ E, a distance of 408.45 feet to a point for a corner;
- S 27° 18′ 28″ E, a distance of 120.73 feet to a point for a corner;
- S 27° 13′ 18″ E, a distance of 228.22 feet to a point for a corner;
- S 26 °33′ 20″ E, a distance of 39.75 feet to a point for a corner;
- S 24° 35′ 56″ E, a distance of 115.70 feet to a point for a corner;
- S 16° 51′ 20″ E, a distance of 367.08 feet to a point for a corner;
- S 22° 56′ 55″ E, a distance of 4.81 feet to a point for a corner;
- S 07° 54′ 42″ E, a distance of 120.90 feet to a point for a corner;
- S 05° 46′ 44″ E, a distance of 165.44 feet to a point for a corner;
- S 04° 26′ 34″ E, a distance of 204.08 feet to a point for a corner;
- S 03° 38′ 04″ E, a distance of 766.64 feet to a point for a corner;
- S 04° 03′ 56″ E, a distance of 127.46 feet to a point for a corner;
- S 03° 58′ 30″ E, a distance of 586.70 feet to a point for a corner;
- S 03° 00′ 22″ E, a distance of 110.09 feet to a point for the southeast corner of the herein described tract of land;

Thence, along the most southern boundary line of the herein described tract of land, S 85° 11′ 14″ W, a distance of 678.51 feet to a point for a corner;

Thence, in a northerly direction along the west boundary line of said Greenwood Subdivision, the following courses and distances:

- N 16° 06′ 08″ E, a distance of 202.58 feet to a point or a corner;
- N 08° 08′ 04″ W, a distance of 811.54 feet to a point for a corner;
- N 11° 03′ 27″ E, a distance of 543.88 feet to a point for a corner;
- N 21° 22′ 49″ W, a distance of 389.86 feet to a point for a corner, and being on the south boundary line of said The Woods Subdivision Unit 2, P.U.D.;

Thence, along said south boundary line of The Woods Subdivision, Unit 2, P.U.D., the following courses and distances:

- S 68° 36′ 55″ W, a distance of 1,494.70 feet to a point for a corner;
- S 48° 16′ 52″ W, a distance of 958.34 feet to a point for a corner;
- N 48° 00′ 22″ W, a distance of 163.59 feet to a point for a corner;
- N 75° 19′ 54″ W, a distance of 51.98 feet to a point for a corner;
- N 71° 37′ 08″ W, a distance of 49.93 feet to a point for a corner;
- N 80° 07′ 19″ W, a distance of 54.62 feet to a point for a corner;

FN - 134.060 acre tract - 06.25.12 (con't):

- N 64° 13′ 50″ W, a distance of 27.02 feet to a point for a corner;
- N 67° 47′ 45″ W, a distance of 13.37 feet to a point for a corner;
- N 84° 53′ 23″ W, a distance of 12.21 feet to a point for a corner;
- S 74° 35′ 00″ W, a distance of 89.23 feet to a point for a corner;
- S 76° 29′ 01″ W, a distance of 98.63 feet to a point for a corner;
- S 71° 48′ 59″ W, a distance of 50.78 feet to a point for a corner;
- N 89° 46′ 28″ W, a distance of 36.73 feet to a point for a corner on the North right of way line of I.H. 10;

Thence, along said North right of way of I.H. 10, N 30° 49′ 52″ W, a distance of 53.82 feet to a point for a corner;

Thence, departing said North right of way of I.H. 10, N 51° 14′ 38″ E, a distance of 127.98 feet to a point for a corner;

Thence, N 85° 15′ 14″ E, a distance of 48.01 feet to a point for a corner;

Thence, N 19° 52′ 48″ W, a distance of 125.42 feet to a point for a corner;

Thence, S 19° 53′ 14″ W, a distance of 20.25 feet to a point for a corner;

Thence, S 68° 23′ 27″ W, a distance of 26.15 feet to a point for a corner;

Thence, N 66° 36′ 33″ W, a distance of 31.70 feet to a point for a corner;

Thence, S 68° 23′ 27″ W, a distance of 26.56 feet to a point for a point of curvature for a corner;

Thence, along a curve to the right having a radius of 50.00 feet, a central angle of 33° 37′ 26″, an arc length of 29.34 feet, and a chord bearing and distance of S 85° 12′ 10″ W, 28.92 feet to a point of tangent for a corner;

Thence, N 77° 59′ 07″ W, a distance of 35.72 feet to a point of curvature for a corner;

Thence, along a curve to the left having a radius of 30.00 feet, a central angle of 42° 50′ 45″, an arc length of 22.43 feet, and a chord bearing and distance of S 80° 35′ 30″ W, 21.19 feet to a point of tangent for a corner;

Thence, S 59° 10′ 08″ W, a distance of 9.89 feet to a point for a corner;

Thence, S 14° 10′ 08″ W, a distance of 35.56 feet to a point on the East right of way of I.H. 10 for a corner;

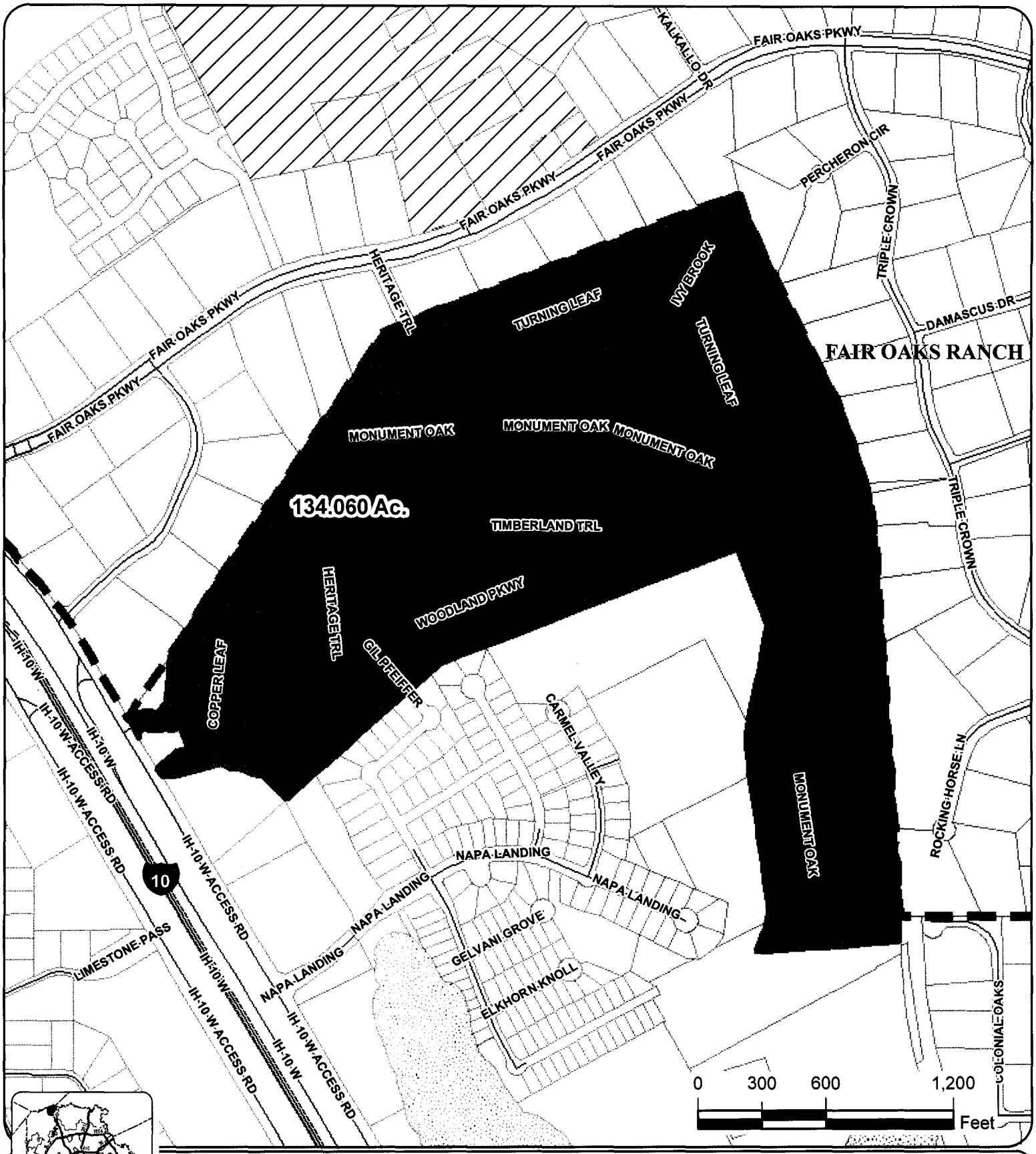
FN - 134.060 acre tract - 06.25.12 (con't):

Thence, along said East right of way line of Interstate Highway 10, N 30° 49′ 52″ W, a distance of 107.75 feet to the point of beginning and containing 134.060 acres of land.

6/27/12

STATE OF TEXAS
REGISTERED
GEORGE OZUNA, JR.
2625
PROFESSIONAL
LAND SURVEYOR

George Ozuna, Jr., R.P.L.S.
Registered Public Land Surveyor




Proposed ETJ Release
BCAD 2012 Parcels
Bexar County
City of San Antonio
Cities and Towns
Other Cities ETJs
FEMA Floodplain
Extraterritorial Jurisdiction Line
Expressways

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

"This Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient."

*Please contact the responsible City of San Antonio Departmet for specific determinations.

Map may be ordered at: (210) 207-8401

Map file location: W:\Comprehensive\FairOaksRanch\Woods at Fair Oaks Ranch.mxd
Map Last Edited: 3/7/2014
PDF Filename: 1403GG08.pdf

# ATTACHMENT B

## City of San Antonio

City of Fair Oaks Ranch

City of San Antonio
Cliff Morton Development and Business Services Center
P.O. Box 839966
San Antonio, TX 78283-3966

# ATTACHMENT C

CITY OF SAN ANTONIO -- CITY OF FAIR OAKS RANCH

MEMORANDUM OF AGREEMENT

This Agreement is entered into by and between the City of San Antonio, a Texas Municipal Corporation, acting by and through its City Manager pursuant to Ordinance No. 2014-0614 and the City of Fair Oaks Ranch, a Texas Municipal Corporation, acting by and through its City Administrator pursuant to Ordinance No. 2012-04, Witnesseth:

WHEREAS, the City of Fair Oaks Ranch has requested on behalf of the Woods of Fair Oaks Neighborhood Association that San Antonio release from its extraterritorial jurisdiction an area of approximately 134.060 acres so that it may incorporate the area into the extraterritorial jurisdiction of the City of Fair Oaks Ranch; and

WHEREAS, incorporation of this area would allow the City of Fair Oaks Ranch to exercise jurisdiction over the tract of land; and

WHEREAS, both municipalities are desirous of entering into an agreement to permit this situation;

THE PARTIES AGREE AS FOLLOWS:

1. General Terms and Conditions

   A. City of San Antonio agrees to release from its extraterritorial jurisdiction and to relinquish control over an area containing approximately 134.060 acres of land generally located southwest of the City of Fair Oaks Ranch, east of IH-10 West, south of Fair Oaks Parkway, and west of Monument Oak Street, in northwest Bexar County and more particularly described by metes and bounds and map attached hereto as Exhibits A and B, ("Subject Area") and incorporated herein for all purposes.

   B. City of Fair Oaks Ranch agrees to incorporate into its extraterritorial jurisdiction the area described in Section A above.

   C. City of Fair Oaks Ranch agrees to the following:

      1. Extend subdivision regulations in accordance with the City of Fair Oaks Ranch Subdivision Rules;
      2. Provide voluntary annexation opportunity to the Subject Property described on Exhibit B;
      3. Contribute $100,000 to the City of San Antonio via three payments to assist with the City of San Antonio Water Policy Study:
         - $33,333.34 to be released from the City of Fair Oaks Ranch to the City of San Antonio after the subject property in the extraterritorial jurisdiction is released from the City of San Antonio, subject to City of San Antonio Council approval.
         - $33,333.33 to be released from the City of Fair Oaks Ranch to the City of San Antonio when 50% of the City of San Antonio Water Policy Study is completed.

- $33,333.33 to be released from the City of Fair Oaks Ranch to the City of San Antonio once the City of San Antonio Water Policy Study has been presented and accepted.

D. City of Fair Oaks Ranch agrees to file for record a copy of this agreement for each tract of land affected by this agreement in the Real Property Records of Bexar County, Texas.

E. This Agreement is void if:

- The Woods of Fair Oaks Ranch Neighborhood fails to file an annexation petition within one year, and;
- The City of Fair Oaks Ranch fails to initiate annexation of the subject area into its city limits within one year of receiving the petition, and;
- The City of Fair Oaks Ranch fails to complete the annexation process of the subject area within one year after the date of annexation initiation.

F. This Agreement is effective immediately after the later of the Ordinance of the City of San Antonio and the approving vote of the City of Fair Oaks Ranch City Council on July 17, 2014, authorizing this Agreement, in each case as indicated by the date following the signature of the City Administrator or Authorized Representative below.

2. Severability

If for any reason, any one or more paragraphs of this agreement is held invalid, such judgment shall not affect, impair or invalidate the remaining paragraphs of the agreement but shall be confined in its operation to the specific sections sentences clauses or parts of this agreement held invalid and invalidity of any section, sentence, clause or parts shall not affect, impair or prejudice in any way the validity of this agreement in any instances.

3. Applicable Law

This agreement shall be construed in accordance with the laws of the State of Texas.

4. Notices

Any notice, request, demand, report, certificate or other instrument which may be required or permitted to be furnished to or served upon the parties shall be deemed sufficiently given or furnished or served if in writing and deposited in the United States mail, registered or certified, return receipt required, addressed to such party at the address set forth below or such other address as may be hereafter designated by either party by written notice to the other party.

IF TO THE CITY OF SAN ANTONIO:

City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966
Attn: Leticia M. Vacek
City Clerk

IF TO THE CITY OF FAIR OAKS RANCH:

City of Fair Oaks Ranch
7286 Dietz Elkhorn
Fair Oaks Ranch, Texas 78015
Attn: Carole Vanzant
City Secretary

ACKNOWLEDGEMENTS

In witness of which this agreement has been executed in duplicate.

CITY OF FAIR OAKS RANCH

By: _____

Title: City Administrator

Date: August 6, 2014

Attest: Cheryl Landman

Title: Mayor

STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me on Aug 6, 2014 by Samuel Marcus Johns, City Administrator of the City of Fair Oaks Ranch, a Texas Municipal Corporation, on behalf of said corporation.

CAROL S. THOMPSON
My Commission Expires
April 10, 2018

Carol S. Thompson
Notary Public, State of Texas

My Commission expires: 4-10-2018

CITY OF SAN ANTONIO

By: _____

Title: Deputy City Manager

Date: 8-26-'14

Attest: Leticia M. Vacek

Title: City Clerk

STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me on August 27, 2014 by Peter Zanoni, City Manager of the City of San Antonio, a Texas Municipal Corporation, on behalf of said corporation.

GLORIA ANN VILLELA SANTILLAN
My Commission Expires
March 20, 2018

Notary Public, State of Texas

My Commission expires: 3-20-18

# EXHIBIT A

## Subject Property

Field Notes for the Transfer of ETJ from the City of San Antonio to the City of Fair Oaks Ranch in Bexar County

June 26, 2012

BRIONES
CONSULTING & ENGINEERING LTD

**FIELD NOTES**
**134.060 ACRE TRACT**
**BEXAR COUNTY, TEXAS**

Being a 134.060 acre tract of land, situated in NW. Bexar County and comprised of The Woods Subdivision Unit 1, P.U.D., as recorded in Vol. 9545, Pgs. 167-170, The Woods Subdivision Unit 2, P.U.D., as recorded in Vol. 9556, Pgs. 157-160 and Greenwood Subdivision, P.U.D., as recorded in Vol. 9562, Pgs. 128-130, Deed and Plat Records of Bexar County, Texas, and being more particularly described as follows:

Beginning at the North corner of the intersection of Interstate Highway 10 and Woodland Parkway and said corner being on the East right of way line of I.H. 10.

Thence, departing said East right of way line of I.H. 10 and along the North right of way line of Woodland Parkway, the following courses and distances:

- N 33° 42′ 57″ E, a distance of 18.01 feet to a point for a corner;
- S 55° 32′ 41″ E, a distance of 20.90 feet to a point for a corner;
- N 59° 10′ 08″ E, a distance of 34.50 feet to a point of curvature for a corner;
- Along a curve to the right having a radius of 65.00 feet, a central angle of 42° 50′ 45″, an arc length of 48.61 feet and a chord bearing and distance of N 80° 35′ 30″ E, 47.48 feet to a point of tangent for a corner;
- S 77° 59′ 07″ E, a distance of 26.62 feet to a point of curvature for a corner;
- Along a curve to the left having a radius of 30.00 feet, a central angle of 33° 37′ 26″, an arc length of 17.61 feet and a chord bearing and distance of N 85° 12′ 10″ E, 17.35 feet to a point of tangent for a corner;
- N 68° 23′ 27″ E, a distance of 7.38 feet to a point for a corner;
- N 23° 23′ 27″ E, a distance of 31.70 feet to a point for a corner;
- N 68° 23′ 27″ E, a distance of 12.89 feet to a point for a corner;

Thence, departing the NW right of way of Woodland Pathway, N 05° 06′ 37″ E, a distance of 239.25 feet to a point for a corner on the NW boundary line of the herein described tract;

Thence, along the said NW boundary line, N 33° 42′ 57″ E, a distance of 1828.36 feet to a point for a corner;

Thence, along the North boundary line of the herein described tract of land, N 68° 45′ 16″ E, a distance of 1376.00 feet to a point for a corner;

Thence, N 68° 39′ 32″ E, a distance of 392.96 feet to a point for the most Northern corner of the herein described tract of land;

FN - 134.060 acre tract - 06.25.12 (con't):

Thence, along the east boundary line of the herein described tract, the following courses and distances:

- S 19° 46′ 53″ E, a distance of 135.22 feet to a point for a corner;
- S 23° 22′ 53″ E, a distance of 134.42 feet to a point for a corner;
- S 26° 50′ 09″ E, a distance of 408.45 feet to a point for a corner;
- S 27° 18′ 28″ E, a distance of 120.73 feet to a point for a corner;
- S 27° 13′ 18″ E, a distance of 228.22 feet to a point for a corner;
- S 26 °33′ 20″ E, a distance of 39.75 feet to a point for a corner;
- S 24° 35′ 56″ E, a distance of 115.70 feet to a point for a corner;
- S 16° 51′ 20″ E, a distance of 367.08 feet to a point for a corner;
- S 22° 56′ 55″ E, a distance of 4.81 feet to a point for a corner;
- S 07° 54′ 42″ E, a distance of 120.90 feet to a point for a corner;
- S 05° 46′ 44″ E, a distance of 165.44 feet to a point for a corner;
- S 04° 26′ 34″ E, a distance of 204.08 feet to a point for a corner;
- S 03° 38′ 04″ E, a distance of 766.64 feet to a point for a corner;
- S 04° 03′ 56″ E, a distance of 127.46 feet to a point for a corner;
- S 03° 58′ 30″ E, a distance of 586.70 feet to a point for a corner;
- S 03° 00′ 22″ E, a distance of 110.09 feet to a point for the southeast corner of the herein described tract of land;

Thence, along the most southern boundary line of the herein described tract of land, S 85° 11′ 14″ W, a distance of 678.51 feet to a point for a corner;

Thence, in a northerly direction along the west boundary line of said Greenwood Subdivision, the following courses and distances:

- N 16° 06′ 08″ E, a distance of 202.58 feet to a point or a corner;
- N 08° 08′ 04″ W, a distance of 811.54 feet to a point for a corner;
- N 11° 03′ 27″ E, a distance of 543.88 feet to a point for a corner;
- N 21° 22′ 49″ W, a distance of 389.86 feet to a point for a corner, and being on the south boundary line of said The Woods Subdivision Unit 2, P.U.D.;

Thence, along said south boundary line of The Woods Subdivision, Unit 2, P.U.D., the following courses and distances:

- S 68° 36′ 55″ W, a distance of 1,494.70 feet to a point for a corner;
- S 48° 16′ 52″ W, a distance of 958.34 feet to a point for a corner;
- N 48° 00′ 22″ W, a distance of 163.59 feet to a point for a corner;
- N 75° 19′ 54″ W, a distance of 51.98 feet to a point for a corner;
- N 71° 37′ 08″ W, a distance of 49.93 feet to a point for a corner;
- N 80° 07′ 19″ W, a distance of 54.62 feet to a point for a corner;

FN - 134.060 acre tract - 06.25.12 (con't):

- N 64° 13′ 50″ W, a distance of 27.02 feet to a point for a corner;
- N 67° 47′ 45″ W, a distance of 13.37 feet to a point for a corner;
- N 84° 53′ 23″ W, a distance of 12.21 feet to a point for a corner;
- S 74° 35′ 00″ W, a distance of 89.23 feet to a point for a corner;
- S 76° 29′ 01″ W, a distance of 98.63 feet to a point for a corner;
- S 71° 48′ 59″ W, a distance of 50.78 feet to a point for a corner;
- N 89° 46′ 28″ W, a distance of 36.73 feet to a point for a corner on the North right of way line of I.H. 10;

Thence, along said North right of way of I.H. 10, N 30° 49′ 52″ W, a distance of 53.82 feet to a point for a corner;

Thence, departing said North right of way of I.H. 10, N 51° 14′ 38″ E, a distance of 127.98 feet to a point for a corner;

Thence, N 85° 15′ 14″ E, a distance of 48.01 feet to a point for a corner;

Thence, N 19° 52′ 48″ W, a distance of 125.42 feet to a point for a corner;

Thence, S 19° 53′ 14″ W, a distance of 20.25 feet to a point for a corner;

Thence, S 68° 23′ 27″ W, a distance of 26.15 feet to a point for a corner;

Thence, N 66° 36′ 33″ W, a distance of 31.70 feet to a point for a corner;

Thence, S 68° 23′ 27″ W, a distance of 26.56 feet to a point for a point of curvature for a corner;

Thence, along a curve to the right having a radius of 50.00 feet, a central angle of 33° 37′ 26″, an arc length of 29.34 feet, and a chord bearing and distance of S 85° 12′ 10″ W, 28.92 feet to a point of tangent for a corner;

Thence, N 77° 59′ 07″ W, a distance of 35.72 feet to a point of curvature for a corner;

Thence, along a curve to the left having a radius of 30.00 feet, a central angle of 42° 50′ 45″, an arc length of 22.43 feet, and a chord bearing and distance of S 80° 35′ 30″ W, 21.19 feet to a point of tangent for a corner;

Thence, S 59° 10′ 08″ W, a distance of 9.89 feet to a point for a corner;

Thence, S 14° 10′ 08″ W, a distance of 35.56 feet to a point on the East right of way of I.H. 10 for a corner;

FN - 134.060 acre tract - 06.25.12 (con't):

Thence, along said East right of way line of Interstate Highway 10, N 30° 49′ 52″ W, a distance of 107.75 feet to the point of beginning and containing 134.060 acres of land.

6/27/12

STATE OF TEXAS
REGISTERED
GEORGE OZUNA, JR.
2625
PROFESSIONAL
LAND SURVEYOR

George Ozuna, Jr., R.P.L.S.
Registered Public Land Surveyor

# Exhibit B

**Transferred Property:** Provide voluntary annexation opportunity to the property owners of the subject property as shown in the map below, after the release of the subject property from the San Antonio ETJ and incorporated into the Fair Oaks Ranch ETJ.

Proposed ETJ Release
BCAD 2012 Parcels
Cities and Towns
Other Cities ETJs
FEMA Floodplain
Extraterritorial Jurisdiction Line
Expressways

# ETJ Release to the City of Fair Oaks Ranch

City of San Antonio
Cliff Morton Development and Business Services Center
P.O. Box 839966
San Antonio, TX 78283-3966