

AN ORDINANCE 2007-01-04-0042

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 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 195.28 acres out of NCB 14861 from "R-6" Residential Single-Family District to "MF-25" (50.09 acres out of NCB 14861), "R-5" Residential Single-Family District (96.04 acres out of NCB 14861), "C-2" Commercial District (35.05 acres out of NCB 14861) and "R-4 C" (CD-Townhomes) Residential Single-Family District with a conditional use for townhomes (14.10 acres out of NCB 14861).

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

SECTION 3. The City Council finds as follows:

- A. The conditional use will not be contrary to the public interest.
- B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E. The conditional use will not affect adversely the public health, safety and welfare.

SECTION 4. 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 5. The Director of Development Services shall change the zoning records and maps

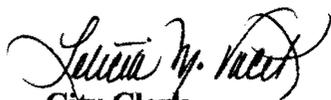
in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This Ordinance shall become effective on January 14, 2007.

PASSED AND APPROVED this 4th day of January 2007.



M A Y O R
PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
fo City Attorney

Agenda Voting Results

Name: Z-29 with deed restrictions

Date: 01/04/07

Time: 03:39:36 PM

Vote Type: Multiple selection

Description: ZONING CASE # Z2006281 CD (District 8): An Ordinance changing the zoning district from "R-6" Residential Single-Family District to "R-5" Residential Single-Family District (96.04 acres out of NCB 14861), "MF-25" Multi Family District (50.09 acres out of NCB 14861), "C-2" Commercial District (35.05 acres out of NCB 14861) and "R-4 C" Residential Single-Family District with a conditional use for townhomes (14.10 acres out of NCB 14861) on 195.28 acres out of NCB 14861, 6425 De Zavala Road as requested by Brown, P.C., Applicant, for Steubing Farm, Owner. Staff and Zoning Commission recommend Approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3	Not present			
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

Z2006281

FIELD NOTES

FOR

A 14.10 acre, more or less, tract of land being out of a 140.80 acre tract recorded in Volume 670, Pages 389-390 of the Deed Records of Bexar County, Texas, out of the Anselmo Prue Survey No. 20, Abstract No. 574, County Block 4766, Now in the New City Block 14861 and all situated within the City of San Antonio, Bexar County, Texas. Said tract of land being more particularly described as follows:

COMMENCING: At a found iron rod on the western right-of-way line of De Zavala Road, said point also being on the northeastern most corner of a 1.80 acre tract conveyed to Alamo Mobility, Inc. in Special Warranty Deed recorded in Volume 7240, Page 1929 of the Official Public Records of Bexar County, Texas, and on the southeastern most corner of said 110.00 acres tract;

THENCE: Along and with the north boundary line of said 1.80 acre tract and the north boundary line of a commercial tract conveyed to Provident Associates, Inc. in a Special Warranty Deed recorded in Volume 9733, Pages 2166-2170 of the Official Public Records of Bexar County, Texas, S 88°15'34" W, a distance of 350.08 feet to a point on the northern line of said commercial tract;

THENCE: N 00°32'05" W, a distance of 1,153.89 feet to a point;

THENCE: Along a curve to the left, said curve having a radius of 407.00 feet, a central angle of 31°30'46" a chord bearing distance of N 16°17'28" W, 221.04 feet, and an arc length of 223.85 feet to a point;

THENCE: N 57°57'09" E 393.00 feet and the POINT OF BEGINNING and the southeastern most corner of said 14.10 acre tract described herein;

THENCE: Along a curve to the left, said curve having a radial bearing of N 57°57'09" E, a radius of 800 feet, a central angle of 16°22'31" a chord bearing distance of N 40°14'07" W, 227.86 feet, and an arc length of 228.64 feet to a point of tangency;

THENCE: N 48°25'23" W, a distance of 258.79 feet to a point;

THENCE: N 31°50'19" E, a distance of 43.63 feet to a point;

THENCE: S 48°25'23" E, a distance of 192.30 feet to a point;

R-4 C

EXHIBIT A

To Ordinance No. _____
Passed on January 4, 2007

THENCE: N 25°58'06" E, a distance of 43.89 feet to a point;

THENCE: N 34°31'56" E, a distance of 354.32 feet to a point;

THENCE: N 46°44'15" E, a distance of 66.60 feet to a point;

THENCE: N 62°57'37" E, a distance of 83.09 feet to a point;

THENCE: N 74°55'25" E, a distance of 45.99 feet to a point;

THENCE: N 83°14'40" E, a distance of 565.63 feet to a point on the west boundary line of the Ridgehaven Subdivision as recorded in Volume 9000, Pages 175-176, of the Deed and Plat records of Bexar County, Texas;

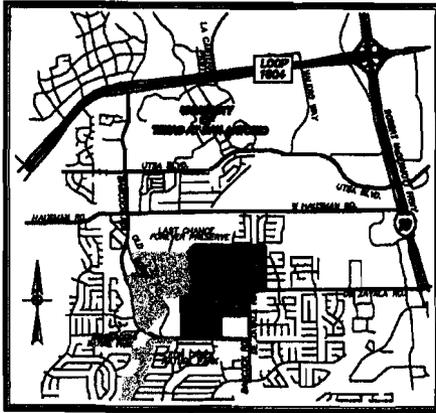
THENCE: Along and with the west boundary line of said Ridgehaven Subdivision, S 00°13'58" E, a distance of 918.22 feet to a point;

THENCE: Departing the west boundary line of said Ridgehaven Subdivision, S 89°44'27" W, a distance of 323.79 feet to a point;

THENCE: Along a non tangent curve to the left, said curve having a radial bearing of S 77°23'58" W, a radius of 1160.76 feet, a central angle of 19°26'49", a chord bearing and distance of N 22°19'27" W, 392.09 feet, and an arc length of 393.98 feet to a point;

THENCE: S 57°57'09" W, a distance of 360.76 feet to the POINT OF BEGINNING and containing 14.10 acres in the City of San Antonio, Bexar County, Texas. Said tract being described is based on recorded information and does not reflect an on the ground survey.

PREPARED BY: Pape-Dawson Engineers, Inc.
JOB NO. 6362-00
DATE: December 1, 2006
DOC ID: 6362\00\Word\field Notes\061128a2.doc



LOCATION MAP
NOT TO SCALE

LINE	LENGTH	BEARING
L1	45.89'	N74°55'25"E
L2	83.09'	N82°37'37"E
L3	86.80'	N46°44'15"E
L4	43.89'	N25°58'08"E
L5	182.30'	S48°25'23"E
L6	43.83'	N31°30'19"E
L7	258.79'	N48°25'23"W

EXHIBIT FOR A

A 14.10 acre, more or less, tract of land being out of a 140.80 acre tract recorded in Volume 670, Pages 389-390 of the Deed Records of Bexar County, Texas out of the Anselmo Prus Survey No. 20, Abstract No. 574, County Block 4766, Now in the New City Block 14861 and all situated within the City of San Antonio, Bexar County, Texas.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	363.98'	1180.78'	198.90'	19°26'48"	392.09'	N22°19'27"W
C2	223.85'	407.00'	114.84'	31°30'48"	221.04'	N18°17'28"W
C3	228.64'	800.00'	115.11'	16°22'31"	227.86'	N40°14'07"W

- LEGEND**
- P.O.B. POINT OF BEGINNING
 - O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
 - VOL. VOLUME
 - PGS. PAGES
 - ESM'T EASEMENT

NOTE:
THE PROFESSIONAL SERVICES PROVIDED HERE-IN INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

9' SANITARY SEWER EASEMENT
(VOL. 8560, PGS. 102B-103A, O.P.R.)

VARIABLE WIDTH DRAINAGE EASEMENT
(VOL. 9561, PAGE 92, D&P)

30' DRAINAGE EASEMENT
(VOL. 9561, PAGE 92, D&P)

COMMERCIAL
PROVIDENT ASSOCIATES, INC.
(VOL. 9733, PGS. 2166-2170 O.P.R.)
DEZ - BAB SUBDIVISION
(VOL. 9561, PAGE 92, D&P)

1.80 ACRES
ALAMO MOBILITY, INC.
(VOL. 7240, PAGE 192B O.P.R.)

4.12 ACRES
BITTERBLUE, INC.
(VOL. 6630, PGS. 1922-1925 O.P.R.)
14882

SINGLE-FAMILY RESIDENTIAL
OAKMONT SUBDIVISION UNIT-2
(VOLUME 9531, PGS. 94-97, D & P)

7.11 ACRES
DE ZAVALA PARTNERS, L.P.
(VOL. 6638, PGS. 913-919 O.P.R.)

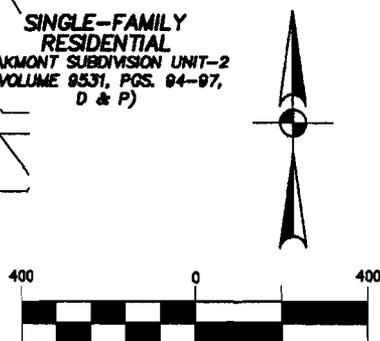
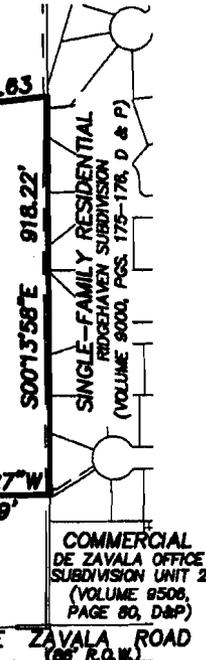
110.00 ACRES
(VOLUME 1741, PAGES 155-156)

140.80 ACRES
(VOLUME 670, PAGES 389-390)

RHC
14.10 AC.
(614,289 SQUARE FEET MORE OF LESS)

LEON CREEK OVERFLOW

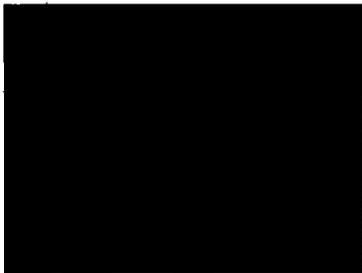
P.O.B.



Date: Dec 04, 2006, 4:13pm User ID: JSheppard
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666 EAST RAMBEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.378.8000 FAX: 210.378.8090



FIELD NOTES

FOR

A 16.26 acre, more or less, tract of land out of a 140.80 acre tract as recorded in Volume 670, Pages 389-390 of the Deed Records of Bexar County, Texas, and out of a 110.00 acre tract recorded in Volume 1741, Pages 155-156 of the Official Public Records of Real Property of Bexar County, Texas out of the Anselmo Prue Survey No. 20, Abstract No. 574, County Block 4766, Now in the New City Block 14861 and all situated within the City of San Antonio, Bexar County, Texas. Said tract of land being more particularly described as follows:

BEGINNING: At a found iron rod on the western right-of-way line of De Zavala Road (a 83 foot right-of-way), said point also being the northeastern most corner of 1.80 acre tract conveyed to Alamo Mobility, Inc. in Special Warranty Deed recorded in Volume 7240, Page 1929 of the Official Public Records of Bexar County, Texas, and the southeastern most corner of said 16.26 acre tract described herein;

THENCE: Along and with the northern boundary of said 1.80 acre tract and the northern boundary of a commercial tract conveyed to Provident Associates, Inc. in Special Warranty Deed recorded in Volume 9733, Pages 2166-2170 of the Official Public Records of Bexar County, Texas, S 88°15'34" W, a distance of 350.08 feet;

THENCE: Departing the northern boundary line of said commercial tract, N 00°32'05" W, a distance of 1153.89 feet to a point;

THENCE: Along a curve to the left, said curve having a radius of 407.00 feet, a central angle of 31°03'46", a chord bearing and distance of N 16°17'28" W, 221.04 feet, and an arc length of 223.82 feet to a point;

THENCE: N 57°57'09" E, a distance of 736.00 feet to a point;

THENCE: Along a curve to the right, said curve having a radial bearing of S 57°57'09" E, a radius of 1143.00 feet, a central angle of 19°15'08", a chord bearing and distance of S 22°25'17" E, 193.86 feet, and an arc length of 382.26 feet to a point;

THENCE: S 89°44'27" W, a distance of 373.38 feet to a point;

PAPE-DAWSON ENGINEERS, INC.

THENCE: Along a curve to the right, said curve having a radial bearing of S 77°23'58" E, a radius of 800.00 feet, a central angle of 17°47'27", a chord bearing and distance of S 09°25'49" E, 247.41 feet, and an arc length of 248.41 feet to a point of tangency;

THENCE: S 00°32'05" E, a distance of 98.75 feet to a point;

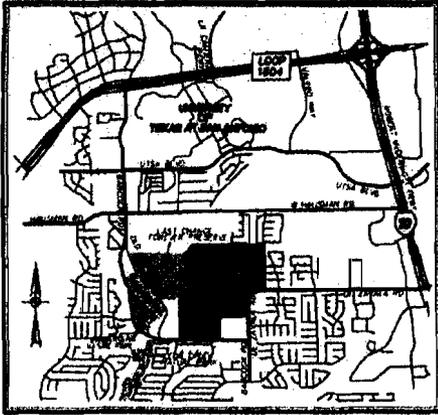
THENCE: N 89°44'27" E, a distance of 360.76 feet to a point on the northwest right-of-way line of said De Zavala Road (a 80 foot right-of-way);

THENCE: Along and with the right-of-way line of said De Zavala Road, Along a curve to the left, said curve having a radial bearing of S 21°00'49" E, a radius of 616.42 feet, a central angle of 69°31'16", a chord bearing and distance of S 34°13'33" W, 702.90 feet, and an arc length of 747.95 feet to a point;

THENCE: Along and with the right-of-way line of said De Zavala Road, S 89°27'55" W, a distance of 3.00 feet to a point;

THENCE: S 00°32'05" E, a distance of 468.58 feet to the POINT OF BEGINNING and containing 16.26 acres in the City of San Antonio, Bexar County, Texas. Said tract being described is based on recorded information and does not reflect an on the ground survey.

PREPARED BY: Pape-Dawson Engineers, Inc.
JOB NO. 6362-00
DATE: September 25, 2006
DOC ID: 6362\00\Word\FieldNotes\060922a2-revised.doc



LOCATION MAP
NOT TO SCALE

EXHIBIT FOR A

A 16.26 acre, more or less, tract of land out of a 140.80 acre tract as recorded in Volume 670, Pages 389-390 of the Deed Records of Bexar County, Texas, and out of a 110.00 acre tract recorded in Volume 1741, Pages 155-156 of the Official Public Records of Real Property of Bexar County, Texas out of the Anselmo Prue Survey No. 20, Abstract No. 574, County Block 4766, Now in the New City Block 14861 and all situated within the City of San Antonio, Bexar County, Texas.

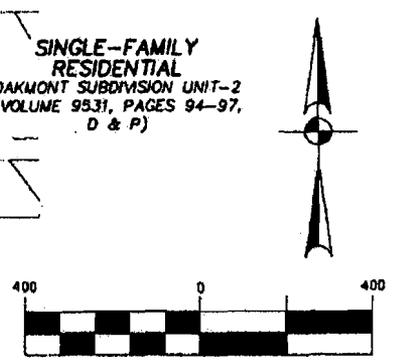
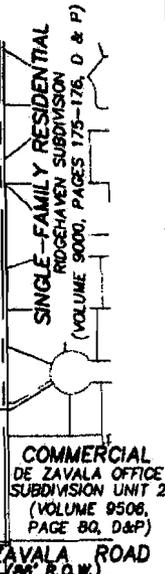
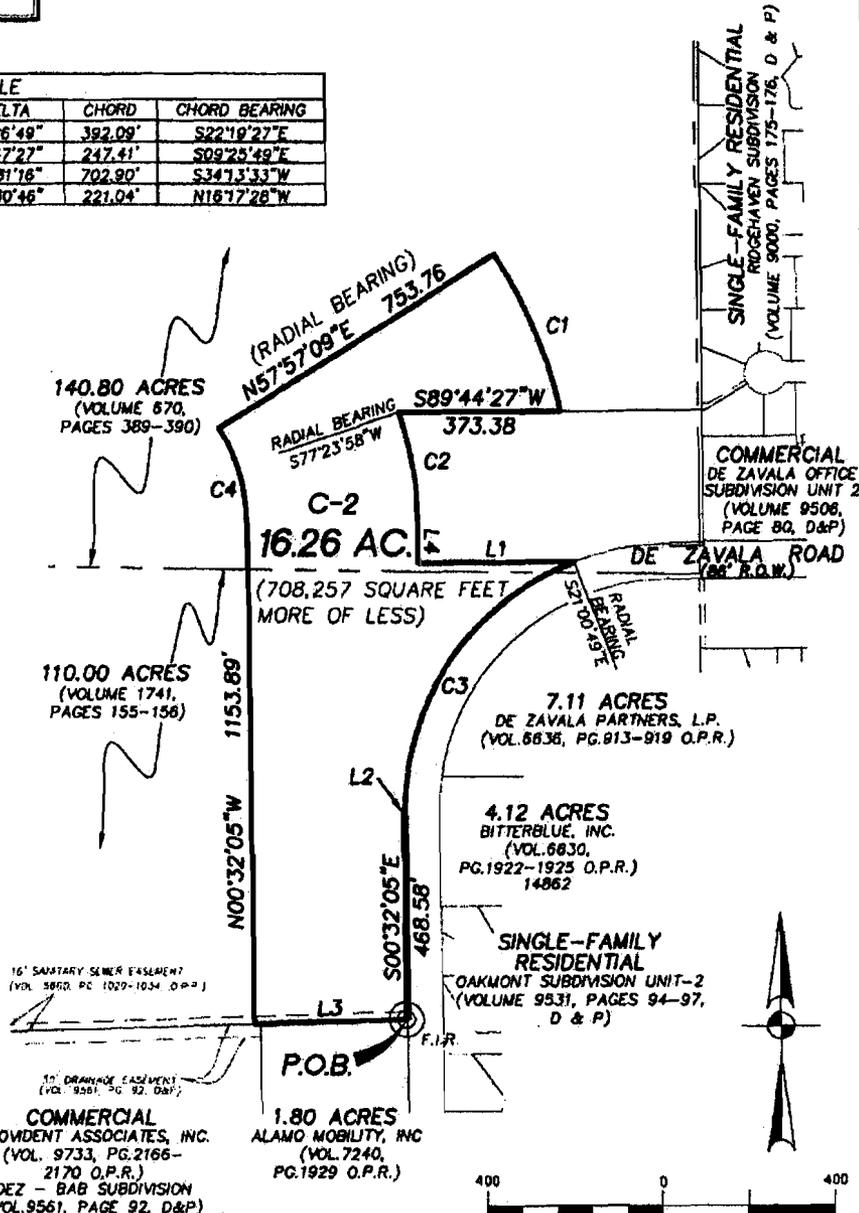
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	393.98'	1160.76'	198.90'	19°26'49"	392.09'	S22°19'27"E
C2	248.41'	800.00'	125.21'	17°47'27"	247.41'	S09°25'49"E
C3	747.95'	616.42'	427.80'	69°31'16"	702.90'	S34°13'33"W
C4	223.85'	407.00'	114.84'	31°30'46"	221.04'	N18°17'28"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	360.76'	N89°44'27"E
L2	3.00'	S89°27'55"W
L3	390.08'	S88°15'34"W
L4	98.75'	S00°32'05"E

LEGEND

- P.O.B. POINT OF BEGINNING
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- VOL. VOLUME
- PGS. PAGES
- ESM'T EASEMENT

NOTE:
THE PROFESSIONAL SERVICES PROVIDED HERE WITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.



(IN FEET)
1 inch = 400 ft.



NEW ENTRY READY | NEW OFFICES, TEXAS WIDE | PHONE 214.251.2222 FAX 214.251.2222

Date: Sep 21, 2006, 6:08pm User ID: C8ertsch File: P:\63162\00\DESIGN\Civil\Zoning\WUL\FAMILY-Y-B-060921.dwg



FIELD NOTES

FOR

A 2.176 acre, more or less, tract of land being out of a 110.00 acre tract recorded in Volume 1741, Pages 155-156 of the Deed Records of Bexar County, Texas out of the Anselmo Prue Survey No. 20, Abstract No. 574, County Block 4766, Now in the New City Block 14861 and all situated within the City of San Antonio, Bexar County, Texas. Said tract of land being more particularly described as follows:

- BEGINNING:** At a found iron rod at the southwest corner of commercial Lot 97, Block 1 as recorded in Volume 9506, Page 80 of the Deed and Plat Records of Bexar County, Texas, said point also being on the north right-of-way line of De Zavala Road (a 83 foot right-of-way) and the southeastern most corner of said 2.176 acre tract described herein;
- THENCE:** Along and with the right-of way line of said De Zavala Road, S 89°44'27" W, a distance of 77.72 feet to a point;
- THENCE:** Along and with the right-of way line of said De Zavala Road, S 00°15'33" E, a distance of 3.00 feet to a point;
- THENCE:** Along and with said right-of-way of De Zavala Road (a 80 foot right-of-way), Along a curve to the left, said curve having a radial bearing of S 00°15'33" E, a radius of 616.42 feet, a central angle of 20°45'15", a chord bearing and distance of S 79°21'49" W, 223.29 feet, and an arc length of 223.29 feet to a point;
- THENCE:** Departing the right-of-way line of said De Zavala Road, S 00°32'05" E, a distance of 100.49 feet to a point;
- THENCE:** Along a curve to the left, said curve having a radius of 1160.76 feet, a central angle of 12°03'57", a chord bearing and distance of N 06°34'04" W, 243.99 feet, and an arc length of 244.44 feet to a point;
- THENCE:** N 89°44'27" E, a distance of 232.79 feet to a point on the west boundary line of the Ridgehaven Subdivision as recorded in Volume 9000, Pages 175-176, of the Deed and Plat records of Bexar County, Texas;

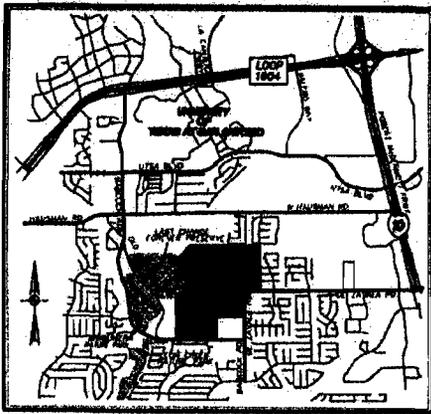
PAPE-DAWSON ENGINEERS, INC.

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

THENCE: Along and with the west boundary line of said Ridgehaven Subdivision and with the west boundary line of said commercial Lot 97, S 00°13'58" E, a distance of 112.02 to a point;

THENCE: Along and with the west boundary line of said commercial Lot 97, S 00°10'15" E, a distance of 187.98 feet to the POINT OF BEGINNING and containing 2.176 acres in the City of San Antonio, Bexar County, Texas. Said tract being described is based on recorded information and does not reflect an on the ground survey.

PREPARED BY: Pape-Dawson Engineers, Inc.
JOB NO. 6362-00
DATE: September 25, 2006
DOC ID: 6362\00\Word\FieldNotes\060922a1-revised.doc



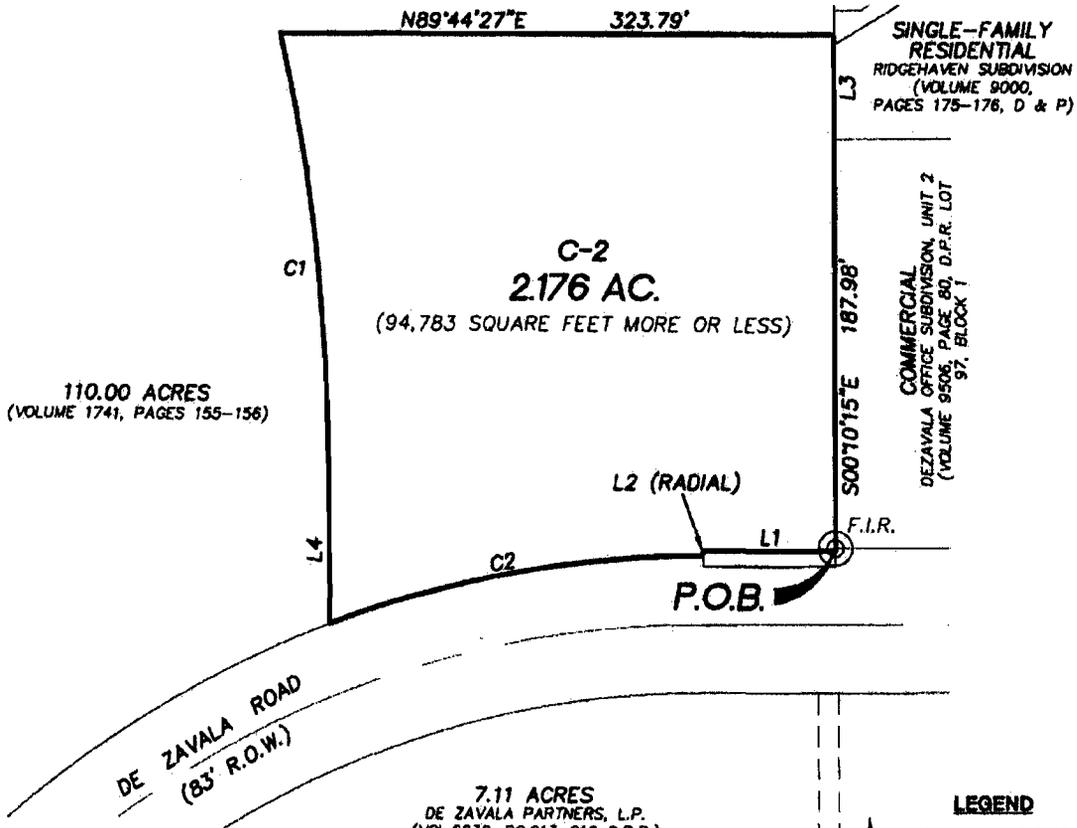
LOCATION MAP
NOT TO SCALE

EXHIBIT FOR A

A 2.176 acre, more or less, tract of land being out of a 110.00 acre tract recorded in Volume 1741, Pages 155-156 of the Deed Records of Bexar County, Texas out of the Anselmo Prue Survey No. 20, Abstract No. 574, County Block 4766, Now in the New City Block 14861 and all situated within the City of San Antonio, Bexar County, Texas.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	244.44'	1160.76'	122.67'	12°03'57"	243.99'	N08°34'04"W
C2	223.29'	616.42'	112.88'	20°45'15"	222.07'	S79°21'49"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	77.72'	S89°44'27"W
L2	3.00'	S00°15'33"E
L3	112.02'	N00°13'58"W
L4	100.49'	S00°32'05"E



LEGEND

- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- VOL. VOLUME
- PGS. PAGES
- ESM'T EASEMENT

NOTE:
THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.



(IN FEET)

1 inch = 100 ft.

SEPTEMBER 21, 2006

JOB NO. 6362-00
SHEET 1 OF 1

Date: Sep 23, 2006, 5:27am User: JD: CBertschky
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500 EAST BROADWAY | SAN ANTONIO, TEXAS 78205 | PHONE: 214.520.0000 FAX: 214.520.0000

MF-25

FIELD NOTES

FOR

A 22.24 acre, more or less, tract of land being out of a 140.80 acre tract recorded in Volume 670, Pages 389-390 of the Deed Records of Bexar County, Texas, and out of a 110.00 acre tract recorded in Volume 1741, Pages 155-156 of the Deed Records of Bexar County, Texas out of the Anselmo Prue Survey No. 20, Abstract No. 574, County Block 4766, Now in the New City Block 14861 and all situated within the City of San Antonio, Bexar County, Texas. Said tract of land being more particularly described as follows:

- COMMENCING:** At a found iron rod on the western right-of-way line of De Zavala Road, said point also being on the northeastern most corner of a 1.80 acre tract conveyed to Alamo Mobility, Inc. in Special Warranty Deed recorded in Volume 7240, Page 1929 of the Official Public Records of Bexar County, Texas, and on the southeastern most corner of said 110.00 acres tract;
- THENCE:** Along and with the north boundary line of said 1.80 acre tract and the north boundary line of a commercial tract conveyed to Provident Associates, Inc. in a Special Warranty Deed recorded in Volume 9733, Pages 2166-2170 of the Official Public Records of Bexar County, Texas, S 88°15'34" W, a distance of 350.08 feet to a point on the northern line of said commercial tract and the POINT OF BEGINNING and the southeastern most corner of said 36.34 acre tract described herein;
- THENCE:** Along and with the north boundary line of said commercial tract, S 88°15'34" W, a distance of 628.84 feet to a point;
- THENCE:** Departing the north boundary line of said commercial tract, N 01°44'26" W, a distance of 125.00 feet to a point;
- THENCE:** N 06°05'49" W, a distance of 131.98 feet to a point;
- THENCE:** N 12°04'01" W, a distance of 75.32 feet to a point;
- THENCE:** N 20°23'07" W, a distance of 82.27 feet to a point;
- THENCE:** N 10°38'41" W, a distance of 215.12 feet to a point;
- THENCE:** N 20°28'40" E, a distance of 413.63 feet to a point;
- THENCE:** N 17°20'29" E, a distance of 192.48 feet to a point;
- THENCE:** N 36°57'53" E, a distance of 296.51 feet to a point;

THENCE: N 56°12'57" E, a distance of 46.98 feet to a point;

THENCE: N 71°12'30" E, a distance of 31.27 feet to a point;

THENCE: N 40°30'58" E, a distance of 19.87 feet to a point;

THENCE: N 00°23'14" E, a distance of 16.94 feet to a point;

THENCE: N 49°01'24" E, a distance of 299.82 feet to a point;

THENCE: N 78°07'00" E, a distance of 26.07 feet to a point;

THENCE: N 48°09'45" E, a distance of 68.90 feet to a point;

THENCE: N 25°58'06" E, a distance of 28.72 feet to a point;

THENCE: N 48°25'23" W, a distance of 201.56 feet to a point;

THENCE: N 31°50'19" E, a distance of 43.63 feet to a point;

THENCE: S 48°25'23" E, a distance of 258.79 feet to a point;

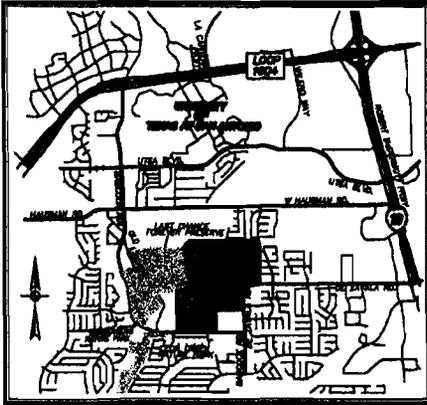
THENCE: Along a curve to the right, said curve having a radius of 800 feet, a central angle of 16°22'31", a chord bearing and distance of N 40°14'07" W, 227.86 feet, and an arc length of 228.64 feet to a point;

THENCE: S 57°57'09" W, a distance of 393.00 feet to a point;

THENCE: Along a non tangent curve to the right, said curve having a radial bearing of N 57°57'09" E, a radius of 407.00 feet, a central angle of 31°30'46", a chord bearing and distance of N 16°17'28" W, 221.04 feet, and an arc length of 223.85 feet to a point of tangency;

THENCE: S 00°32'05" E, a distance of 1153.89 feet to the POINT OF BEGINNING and containing 22.24 acres in the City of San Antonio, Bexar County, Texas. Said tract being described is based on recorded information and does not reflect an on the ground survey.

PREPARED BY: Pape-Dawson Engineers, Inc.
JOB NO. 6362-00
DATE: December 1, 2006
DOC ID: 6362\00\Word\Field Notes\061128a1.doc



LOCATION MAP
NOT TO SCALE

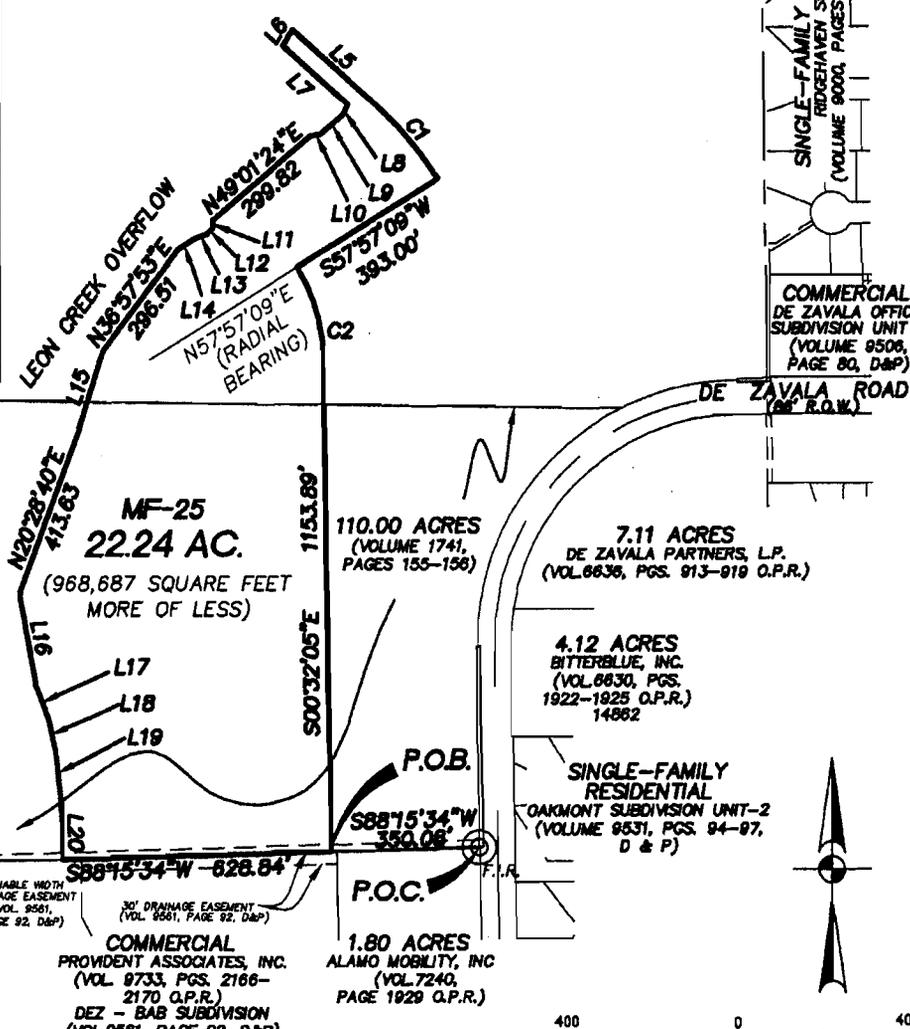
EXHIBIT FOR A

A 22.24 acre, more or less, tract of land being out of a 140.80 acre tract recorded in Volume 670, Pages 389-390 of the Deed Records of Bexar County, Texas, and out of a 110.00 acre tract recorded in Volume 1741, Pages 155-156 of the Deed Records of Bexar County, Texas out of the Anselmo Prus Survey No. 20, Abstract No. 574, County Block 4766, Now in the New City Block 14861 and all situated within the City of San Antonio, Bexar County, Texas.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	228.64'	800.00'	115.11'	16°22'31"	227.86'	S40°14'07"E
C2	223.85'	407.00'	114.84'	31°30'46"	221.04'	S16°17'28"E

LINE TABLE		
LINE	LENGTH	BEARING
L1		
L2		
L3		
L4		
L5	258.79'	S48°25'23"E
L6	43.63'	N31°50'19"E
L7	201.56'	N48°25'23"W
L8	28.72'	N25°58'06"E
L9	68.90'	N48°09'45"E
L10	26.07'	N78°07'00"E
L11	16.94'	N00°23'14"E
L12	19.87'	N40°30'58"E
L13	31.27'	N71°2'30"E
L14	46.98'	N56°12'57"E
L15	192.48'	N17°20'29"E
L16	215.12'	N10°38'41"W
L17	82.27'	N20°23'07"W
L18	75.32'	N12°04'01"W
L19	131.98'	N06°05'49"W
L20	125.00'	N01°44'26"W

140.80 ACRES
(VOLUME 670, PAGES 389-390)



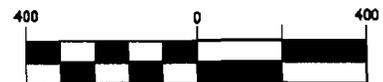
LEGEND

- P.O.B. POINT OF BEGINNING
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- VOL. VOLUME
- PGS. PAGES
- ESM'T EASEMENT

NOTE:
THE PROFESSIONAL SERVICES PROVIDED HERE-IN INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.



808 EAST RAMBEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.378.8000 FAX: 210.378.8090



1 Inch = 400 ft.

DECEMBER 1, 2006 JOB NO. 6362-00 SHEET 1 OF 1

Date: Dec 04, 2006, 4:10pm User ID: JSheppard File: P:\63\62\00\DESIGN\Civil\Zoning\MUL\FAMILY MF-25--061128.dwg

2.864
C-2



FIELD NOTES
FOR

A 2.864 acre, more or less, tract of land being out of a 110.00 acre tract recorded in Volume 1741, Pages 155-156 of the Deed Records of Bexar County, Texas out of the Anselmo Prue Survey No. 20, Abstract No. 574, County Block 4766, Now in the New City Block 14861 and all situated within the City of San Antonio, Bexar County, Texas. Said tract of land being more particularly described as follows:

COMMENCING: At a found iron rod at the southwest corner of commercial Lot 97, Block 1 as recorded in Volume 9506, Page 80 of the Deed and Plat Records of Bexar County, Texas, said point also being on the north right-of-way line of De Zavala Road (a 83 foot right-of-way);

THENCE: Along and with said right-of-way of De Zavala Road, S 89°44'27" W, a distance of 77.72 feet to a point;

THENCE: Along and with said right-of-way of De Zavala Road, S 00°15'33" E, a distance of 3.00 feet to a point;

THENCE: Along and with said right-of-way of De Zavala Road (a 80 foot right-of-way), Along a curve to the left, said curve having a radial bearing of S 00°15'33" E, a radius of 616.42 feet, a central angle of 20°45'15", a chord bearing and distance of S 79°21'49" W, 223.29 feet, and an arc length of 223.29 feet to the POINT OF BEGGINNING and the southeastern most corner of said 2.864 acre tract described herein;

THENCE: Departing said right-of-way of De Zavala Road, S 89°44'27" W, a distance of 360.76 feet to a point;

THENCE: N 00°32'05" W, a distance of 98.75 feet to a point;

THENCE: Along a curve to the left, said curve having a radius of 800.00 feet, a central angle of 17°47'27", a chord bearing and distance of N 09°25'49" W, 247.41 feet, and an arc length of 248.41 feet to a point;

THENCE: N 89°44'27" E, a distance of 373.38 feet to a point;

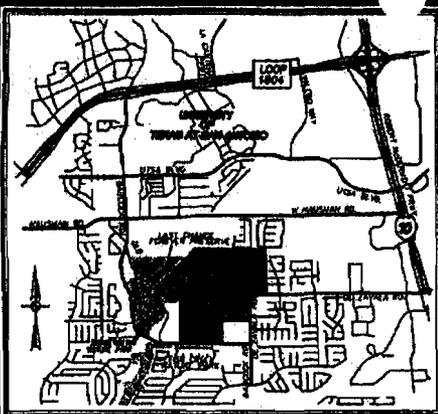
PAPE-DAWSON ENGINEERS, INC.

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

THENCE: Along a curve to the right, said curve having a radial bearing of S 77°23'58" W a radius of 1160.76 feet, a central angle of 12°03'57", a chord bearing and distance of S 06°34'04" E, 243.99 feet, and an arc length of 244.44 feet to a point of tangency;

THENCE: S 00°32'04" E, a distance of 100.49 feet to the POINT OF BEGINNING and containing 2.864 acres in the City of San Antonio, Bexar County, Texas. Said tract being described is based on recorded information and does not reflect an on the ground survey.

PREPARED BY: Pape-Dawson Engineers, Inc.
JOB NO. 6362-00
DATE: September 25, 2006
DOC ID: 6362\00\Word\field Notes\060922a3-revised.doc



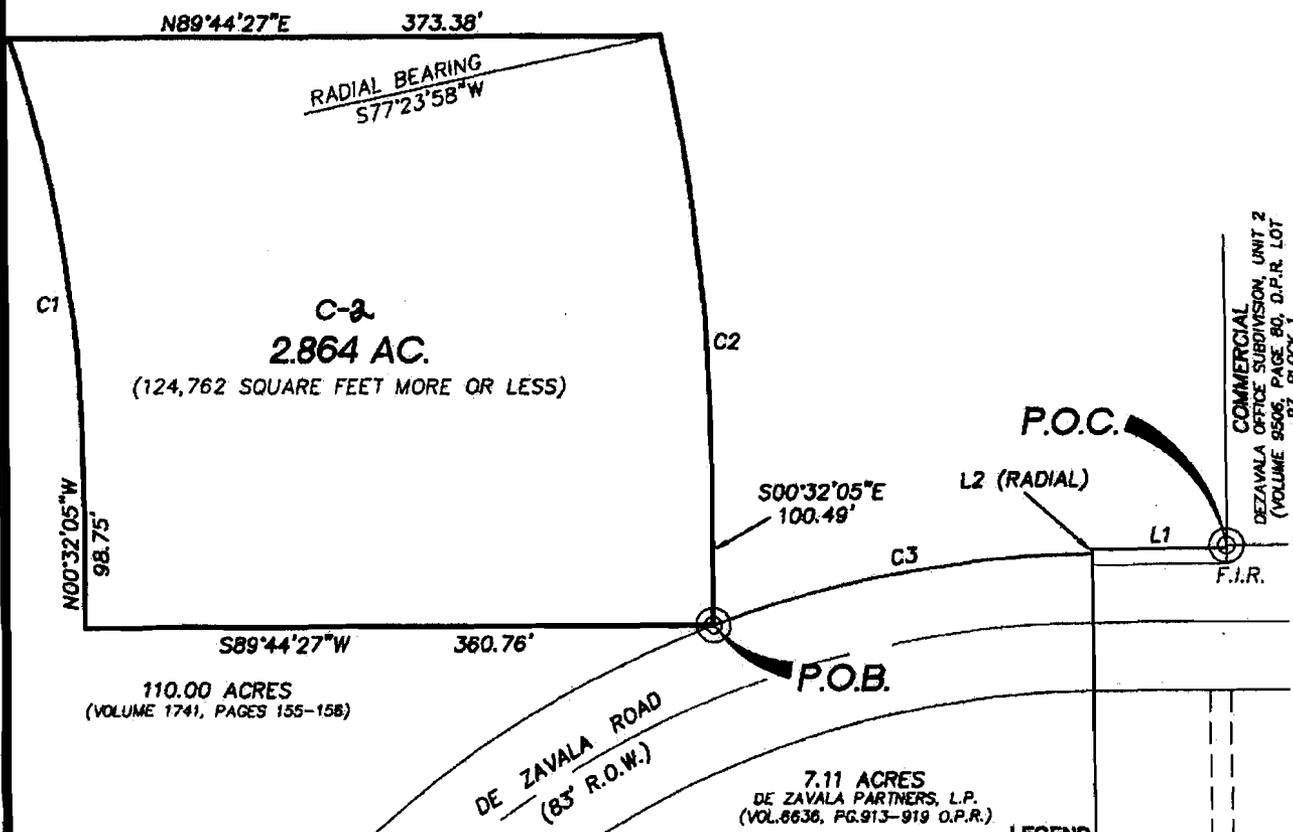
LOCATION MAP
1/17 - 10 - SCALE

EXHIBIT FOR A

A 2.864 acre, more or less, tract of land being out of a 110.00 acre tract recorded in Volume 1741, Pages 155-156 of the Deed Records of Bexar County, Texas out of the Anselmo Pruc Survey No. 20, Abstract No. 574, County Block 4766, Now in the New City Block 14861 and all situated within the City of San Antonio, Bexar County, Texas.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	248.41'	800.00'	125.21'	17°47'27"	247.41'	N09°25'49"W
C2	244.44'	1160.76'	122.87'	12°03'57"	243.99'	S08°34'04"E
C3	223.28'	616.42'	112.88'	20°45'15"	222.07'	S79°21'49"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	77.72'	S89°44'27"W
L2	3.00'	S00°15'33"E



LEGEND

- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- VOL. VOLUME
- PGS. PAGES
- ESM'T EASEMENT



(IN FEET)

1 Inch = 100 ft.

NOTE:
THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

JOB NO. 6362-00
SHEET 1 OF 1

SEPTEMBER 21, 2006

Date: Sep 23, 2006, 4:55pm User ID: CBertischy
File: P:\S\162\00\DESIGN\Civil\Zoning\WUL\17\AMR1.Y-C-060921.dwg

PAPE-DAWSON ENGINEERS

500 EAST RAINBOW | SAN ANTONIO, TEXAS 78204 | PHONE: 214.249.8888 FAX: 214.249.8888

FIELD NOTES

FOR

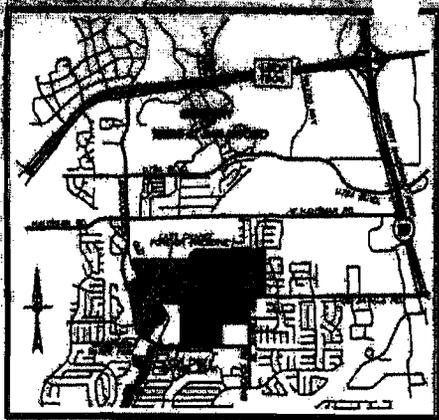
A 13.75 acre, 599,095 square feet, more or less, tract of land being out of 110.00 acre tract recorded in Volume 1741, Pages 155-156 of the Deed Records of Bexar County, Texas out of the Anselmo Prue Survey No. 20, Abstract No. 574, County Block 4766, Now in the New City Block 14861 and all situated within the City of San Antonio, Bexar County, Texas, said tract of land being more particularly described as follows:

- COMMENCING: At a found iron rod at the southwest corner of commercial Lot 6, Block 1 as recorded in Volume 9733, Pages 2166-2170 of the Official Public Records of Bexar County, Texas, said point also being on the north right-of-way line of Babcock Road;
- THENCE: Along and with said right-of-way line S 89°59'37" W, a distance of 121.32 feet to the POINT OF BEGINNING;
- THENCE: Continuing along and with said right-of-way line S 89°59'37" W, a distance of 812.37 feet to a point;
- THENCE: Departing said right-of-way line N 00°31'03" W, a distance of 673.03 feet to a point;
- THENCE: N 89°59'37" E, a distance of 896.54 feet to a point;
- THENCE: S 00°16'30" E, a distance of 591.31 feet to a point;
- THENCE: S 44°43'30" W, a distance of 115.01 feet to the POINT OF BEGINNING and containing 13.75 acres in the City of San Antonio, Bexar County, Texas. **Said tract being described is based on record information and does not reflect an on the ground survey.**

PREPARED BY: Pape-Dawson Engineers, Inc.
JOB NO. 6362-00
DATE: August 16, 2006
DOC ID: 6362\00\Word\FieldNotes\060811a2.doc

PAPE-DAWSON ENGINEERS, INC.

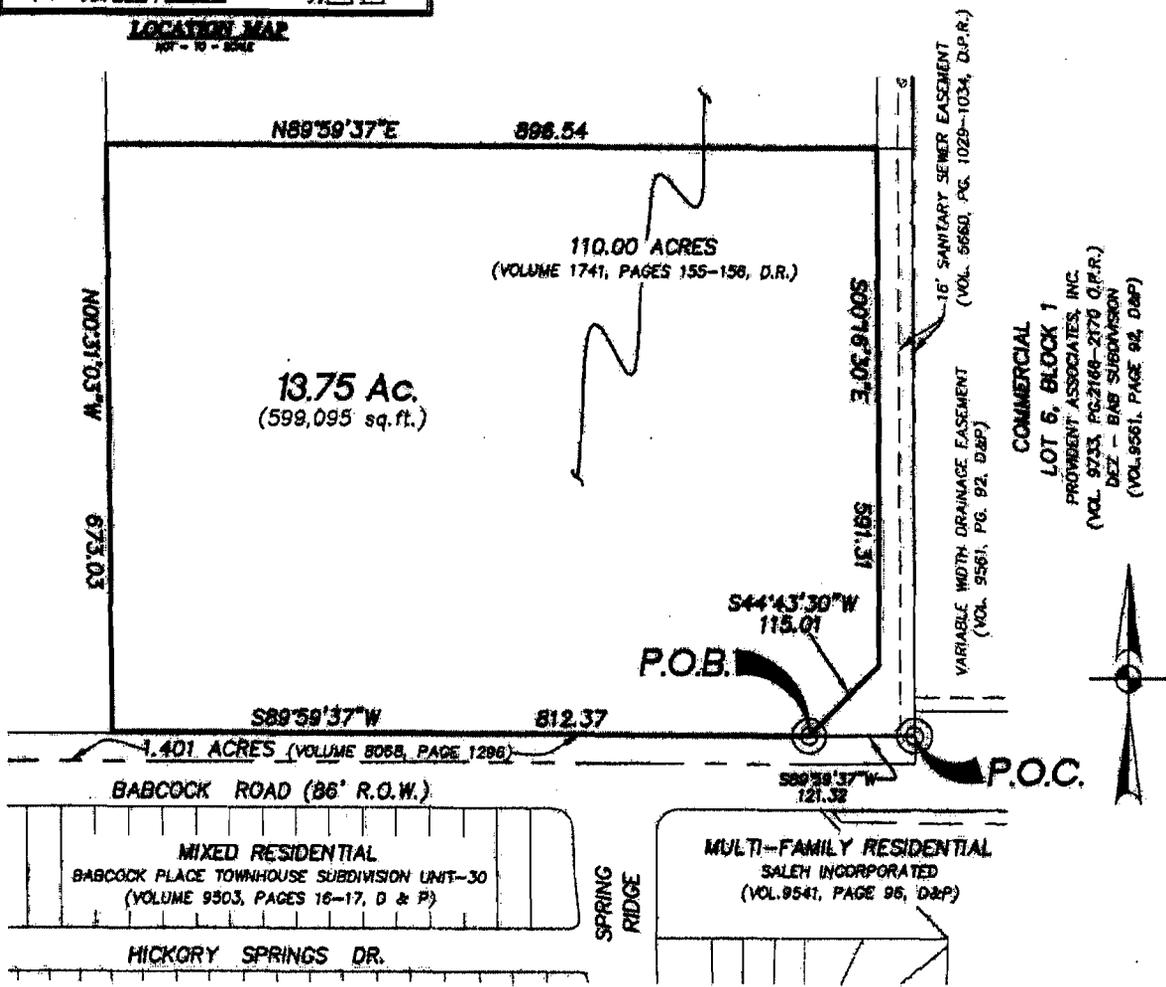
555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com



LOCATION MAP
NOT TO SCALE

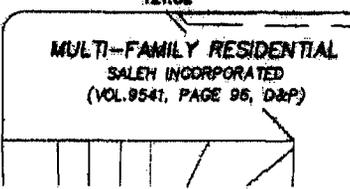
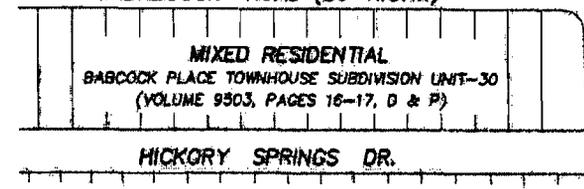
EXHIBIT FOR A

A 13.75 ACRE, 599,095 SQUARE FEET, MORE OR LESS, TRACT OF LAND OUT OF A 110.00 ACRE TRACT RECORDED IN VOLUME 1741, PAGES 155-156 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE ANSELMO PRUE SURVEY NO. 20, ABSTRACT NO. 574, COUNTY BLOCK 4786, NOW IN THE NEW CITY BLOCK 14881 AND ALL SITUATED WITHIN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS



COMMERCIAL
LOT 6, BLOCK 1
PROVIDENT ASSOCIATES, INC.
(VOL. 9233, PG. 2168-2170 (D.P.R.))
DEZ - BAB SUBDIVISION
(VOL. 9561, PAGE 94, D&P)

16' SANITARY SEWER EASEMENT
(VOL. 5660, PG. 1029-1034, D.P.R.)
VARIABLE WIDTH DRAINAGE EASEMENT
(VOL. 9561, PG. 92, D&P)



LEGEND

- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- D.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- VOL. VOLUME
- PGS. PAGES
- ESM'T EASEMENT

NOTE:
THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

PAPE-DAWSON ENGINEERS



(IN FEET)
1 inch = 200 ft.

Date: Aug 16, 2006, 10:32am User ID: JoshuaGarcia
File: P:\03\02\001\DESIGN\CHM\Zoning\COMMERCIAL.dwg

625 EAST RAINBOW | SAN ANTONIO TEXAS 78204 | PHONE 512.323.6800
FAX 512.376.5000

JOB NO. 6362-00
AUG. 8, 2006 SHEET 1 OF 1

FIELD NOTES

FOR

A 96.04 acre, 4,183,678 square feet, more or less, tract of land being out of a 140.80 acre tract recorded in Volume 670, Pages 389-390 of the Deed Records of Bexar County, Texas, and out of a 110.00 acre tract recorded in Volume 1741, Pages 155-156 of the Deed Records of Bexar County, Texas out of the Anselmo Prue Survey No. 20, Abstract No. 574, County Block 4766, Now in the New City Block 14861 and all situated within the City of San Antonio, Bexar County, Texas, said tract of land being more particularly described as follows:

COMMENCING: At a found iron rod on the northwest corner of commercial Lot 6, Block 1 found in Volume 9733, Pages 2166-2170 of the Official Public Records of Bexar County, Texas;

THENCE: Along and with the west property line of said commercial lot S 00°16'30" E, a distance of 309.45 feet to a point;

THENCE: Departing said lot line, S 89°59'37" W, a distance of 40.00 feet to the POINT OF BEGINNING;

THENCE: S 89°59'37" W, a distance of 455.63 feet to a point;

THENCE: N 00°31'03" W, a distance of 41.30 feet to a point;

THENCE: Along a curve to the left having a radius of 730.00 feet, a central angle of 19°31'22", a tangent of 125.59 feet, the long chord of which bears N 10°16'44" W for a distance of 247.54 feet with a radial line in of S 89°28'57" W and a radial line out of N 69°57'35" E for an arc length of 248.74 feet to a point;

THENCE: N 20°02'25" W, a distance of 425.58 feet to a point;

THENCE: Along a curve to the right having a radius of 470.00 feet, a central angle of 65°02'25", a tangent of 299.66 feet, the long chord of which bears N 12°28'47" E for a distance of 505.34 feet with a radial line in of N 69°57'35" E and a radial line out of N 45°00'00" W for an arc length of 533.53 feet to a point;

THENCE: N 45°00'00" E, a distance of 178.10 feet to a point;

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THENCE: Along a curve to the left having a radius of 830.00 feet, a central angle of $16^{\circ}19'03''$, a tangent of 119.00 feet, the long chord of which bears $N 36^{\circ}50'28'' E$ for a distance of 235.58 feet with a radial line in of $N 45^{\circ}00'00'' W$ and a radial line out of $S 61^{\circ}19'03'' E$ for an arc length of 236.38 feet to a point;

THENCE: $N 61^{\circ}19'03'' W$, a distance of 523.63 feet to a point;

THENCE: $N 00^{\circ}07'00'' W$, a distance of 259.37 feet to a point;

THENCE: $N 06^{\circ}42'24'' W$, a distance of 100.05 feet to a point;

THENCE: $N 19^{\circ}51'20'' W$, a distance of 99.51 feet to a point;

THENCE: $N 32^{\circ}36'29'' W$, a distance of 100.87 feet to a point;

THENCE: $N 45^{\circ}00'48'' W$, a distance of 99.89 feet to a point;

THENCE: $N 48^{\circ}14'41'' W$, a distance of 79.19 feet to a point;

THENCE: $N 36^{\circ}48'50'' W$, a distance of 92.01 feet to a point;

THENCE: $N 24^{\circ}00'05'' W$, a distance of 92.11 feet to a point;

THENCE: $N 11^{\circ}32'48'' W$, a distance of 94.12 feet to a point;

THENCE: $N 00^{\circ}51'18'' E$, a distance of 93.00 feet to a point;

THENCE: $N 09^{\circ}37'52'' E$, a distance of 135.79 feet to a point;

THENCE: $N 20^{\circ}23'57'' E$, a distance of 132.80 feet to a point;

THENCE: $N 31^{\circ}21'11'' E$, a distance of 133.80 feet to a point;

THENCE: $N 42^{\circ}09'36'' E$, a distance of 135.07 feet to a point;

THENCE: $N 52^{\circ}55'46'' E$, a distance of 100.84 feet to a point on the southern boundary of 34.80 acres owned by the City of San Antonio and found in Volume 11200, Pages 1734-1737 of the Official Public Records of Bexar County, Texas;

- THENCE: Proceeding along and with the boundary of said 34.80 acres and the boundary of the Woodthorn Subdivision, Unit 2 recorded in Volume 9553, Page 201 and the Woodthorn Subdivision, Unit 1 recorded in Volume 9549, Pages 33-34, both in the Deed and Plat Records of Bexar County, Texas, and the Regency Meadow Subdivision, Unit 2 recorded in Volume 9529, Pages 225-226 of the Deed and Plat Records of Bexar County, Texas, N 89°46'02" E, a distance of 2713.78 feet to a point on the boundary of the Ridgehaven Subdivision recorded in Volume 9000, Pages 175-176 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: Proceeding along and with the boundary of said Ridgehaven Subdivision, S 00°13'58" E, a distance of 217.68 feet to a point;
- THENCE: Departing the boundary of said Ridgehaven Subdivision S 89°46'02" W, a distance of 50.00 feet to a point;
- THENCE: S 31°21'03" W, a distance of 76.77 feet to a point;
- THENCE: S 37°20'46" W, a distance of 101.50 feet to a point;
- THENCE: S 59°27'13" W, a distance of 81.62 feet to a point;
- THENCE: S 67°08'09" W, a distance of 95.03 feet to a point;
- THENCE: S 81°00'37" W, a distance of 192.55 feet to a point;
- THENCE: S 82°04'36" W, a distance of 109.13 feet to a point;
- THENCE: S 74°36'41" W, a distance of 97.92 feet to a point;
- THENCE: S 61°56'19" W, a distance of 116.29 feet to a point;
- THENCE: S 47°05'46" W, a distance of 106.47 feet to a point;
- THENCE: S 31°50'19" W, a distance of 530.57 feet to a point;
- THENCE: S 48°47'20" W, a distance of 381.94 feet to a point;
- THENCE: S 55°19'03" W, a distance of 129.78 feet to a point;
- THENCE: S 39°19'27" W, a distance of 160.54 feet to a point;

THENCE: S 33°08'31" W, a distance of 155.16 feet to a point;
THENCE: S 23°20'38" W, a distance of 151.93 feet to a point;
THENCE: S 16°34'34" W, a distance of 172.65 feet to a point;
THENCE: S 17°21'42" W, a distance of 160.48 feet to a point;
THENCE: S 27°58'42" W, a distance of 174.99 feet to a point;
THENCE: S 10°53'41" E, a distance of 361.94 feet to a point;
THENCE: S 12°06'01" W, a distance of 240.23 feet to a point;
THENCE: S 00°16'30" E, a distance of 407.36 feet to the POINT OF BEGINNING and containing 96.04 acres in the City of San Antonio, Bexar County, Texas. Said tract being described is based on record information and does not reflect an on the ground survey.

PREPARED BY: Pape-Dawson Engineers, Inc.
JOB NO. 6362-00
DATE: August 16, 2006
DOC ID: 6362\00\Word\FieldNotes\060811a3.doc

27.85
MF-25



FIELD NOTES

FOR

A 27.85 acre, 1,213,255 square feet, more or less, tract of land being out of a 140.80 acre tract recorded in Volume 670, Pages 389-390 of the Deed Records of Bexar County, Texas, and a 110.00 acre tract recorded in Volume 1741, Pages 155-156 of the Deed Records of Bexar County, Texas out of the Anselmo Prue Survey No. 20, Abstract No. 574, County Block 4766, Now in the New City Block 14861 and all situated within the City of San Antonio, Bexar County, Texas, said tract of land being more particularly described as follows:

- COMMENCING: At a found iron rod on the southeast corner of a 24.27 acre tract of land recorded in Volume 7337, Pages 1396-1398 of the Official Public Records of Bexar County, Texas, said point also being on the north right-of-way line of Babcock Road;
- THENCE: Proceeding along and with the property line of said 24.27 acre tract N 00°31'03" W, a distance of 934.10 feet to the POINT OF BEGINNING;
- THENCE: Continuing along and with the property line of said 24.27 acre tract N 00°31'03" W, a distance of 540.25 feet to a point;
- THENCE: Departing said property line as follows N 48°00'00" E, a distance of 603.39 feet to a point;
- THENCE: N 57°07'13" E, a distance of 162.38 feet to a point;
- THENCE: N 43°40'26" E, a distance of 151.41 feet to a point;
- THENCE: N 36°12'46" E, a distance of 222.02 feet to a point;
- THENCE: N 35°19'26" E, a distance of 48.87 feet to a point;
- THENCE: N 28°47'17" E, a distance of 60.98 feet to a point;
- THENCE: N 06°04'24" E, a distance of 73.51 feet to a point;
- THENCE: S 61°19'03" E, a distance of 523.63 feet to a point;
- THENCE: Along a curve to the right having a radius of 830.00 feet, a central angle of 16°19'03", a tangent of 119.00 feet, the long chord of which bears S 36°50'28" W for a distance of 235.58 feet with a radial line in of

PAPE-DAWSON ENGINEERS, INC.

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

N 61°19'03" W and a radial line out of S 45°00'00" E for an arc length of 236.38 feet to a point;

THENCE: S 45°00'00" W, a distance of 178.10 feet to a point;

THENCE: Along a curve to the left having a radius of 470.00 feet, a central angle of 65°02'25", a tangent of 299.66 feet, the long chord of which bears S 12°28'47" W for a distance of 505.34 feet with a radial line in of S 45°00'00" E and a radial line out of S 69°57'35" W for an arc length of 533.53 feet to a point;

THENCE: S 20°02'25" E, a distance of 425.58 feet to a point;

THENCE: Along a curve to the right having a radius of 730.00 feet, a central angle of 19°31'22", a tangent of 125.59 feet, the long chord of which bears S 10°16'44" E for a distance of 247.54 feet with a radial line in of S 69°57'35" W and a radial line out of N 89°28'57" E for an arc length of 248.74 feet to a point;

THENCE: S 00°31'03" E, a distance of 41.30 feet to a point;

THENCE: S 89°59'37" W, a distance of 440.91 feet to a point;

THENCE: N 00°31'03" W, a distance of 270.44 feet to a point;

THENCE: S 88°53'48" W, a distance of 711.16 feet to the POINT OF BEGINNING and containing 27.85 acres in the City of San Antonio, Bexar County, Texas. Said tract being described is based on recorded information and does not reflect an on the ground survey.

PREPARED BY: Pape-Dawson Engineers, Inc.
JOB NO. 6362-00
DATE: August 16, 2006
DOC ID: 6362\00\Word\fieldNotes\060811a1.doc



FIELD NOTES

FOR

A 13.61 acre, more or less, tract of land being out of a 140.80 acre tract recorded in Volume 670, Pages 389-390 of the Deed Records of Bexar County, Texas, out of the Anselmo Prue Survey No. 20, Abstract No. 574, County Block 4766, Now in the New City Block 14861 and all situated within the City of San Antonio, Bexar County, Texas. Said tract of land being more particularly described as follows:

COMMENCING: At a found iron rod on the western right-of-way line of De Zavala Road, said point also being on the northeastern most corner of a 1.80 acre tract conveyed to Alamo Mobility, Inc. in Special Warranty Deed recorded in Volume 7240, Page 1929 of the Official Public Records of Bexar County, Texas, and on the southeastern most corner of said 110.00 acres tract;

THENCE: Along and with the north boundary line of said 1.80 acre tract and the north boundary line of a commercial tract conveyed to Provident Associates, Inc. in a Special Warranty Deed recorded in Volume 9733, Pages 2166-2170 of the Official Public Records of Bexar County, Texas, S 88°15'34" W, a distance of 350.08 feet to a point on the northern line of said commercial tract;

THENCE: N 00°32'05" W, a distance of 1,153.89 feet to a point;

THENCE: Along a curve to the left, said curve having a radius of 407.00 feet, a central angle of 31°30'46" a chord bearing distance of N 16°17'28" W, 221.04 feet, and an arc length of 223.85 feet to a point;

THENCE: N 57°57'09" E 436.00 feet and the POINT OF BEGINNING and the southeastern most corner of said 13.61 acre tract described herein;

THENCE: Along a curve to the left, said curve having a radial bearing of N 57°57'09" E, a radius of 843 feet, a central angle of 16°22'31" a chord bearing distance of N 40°14'07" W, 240.11 feet, and an arc length of 240.93 feet to a point of tangency;

THENCE: N 48°25'23" W, a distance of 73.87 feet to a point;

THENCE: N 25°58'06" E, a distance of 43.89 feet to a point;

THENCE: N 34°31'56" E, a distance of 354.32 feet to a point;

THENCE: N 46°44'15" E, a distance of 66.60 feet to a point;

THENCE: N 62°57'37" E, a distance of 83.09 feet to a point;

THENCE: N 74°55'25" E, a distance of 45.99 feet to a point;

THENCE: N 83°14'40" E, a distance of 565.63 feet to a point on the west boundary line of the Ridgehaven Subdivision as recorded in Volume 9000, Pages 175-176, of the Deed and Plat records of Bexar County, Texas;

THENCE: Along and with the west boundary line of said Ridgehaven Subdivision, S 00°13'58" E, a distance of 918.22 feet to a point;

THENCE: Departing the west boundary line of said Ridgehaven Subdivision, S 89°44'27" W, a distance of 323.79 feet to a point;

THENCE: Along a non tangent curve to the left, said curve having a radial bearing of S 77°23'58" W, a radius of 1160.76 feet, a central angle of 19°26'49", a chord bearing and distance of N 22°19'27" W, 392.09 feet, and an arc length of 393.98 feet to a point;

THENCE: S 57°57'09" W, a distance of 317.76 feet to the POINT OF BEGINNING and containing 13.61 acres in the City of San Antonio, Bexar County, Texas. Said tract being described is based on recorded information and does not reflect an on the ground survey.

PREPARED BY: Pape-Dawson Engineers, Inc.
JOB NO. 6362-00
DATE: January 2, 2007
DOC ID: 6362\00\Word\Field Notes\070102a1.doc

DECLARATION OF RESTRICTIVE COVENANTS
City of San Antonio Zoning Case No. Z2006281
December 5, 2006

THIS DECLARATION OF RESTRICTIVE COVENANTS (this "Declaration") is executed by and between Steubing Farms, Ltd. (the "Declarant") and the Ridgehaven Neighborhood Association ("Ridgehaven").

Recitals

1. On September 15, 2006, the Declarant submitted a Zoning Application to the City of San Antonio's Development Services Department (see City of San Antonio Zoning Case No. Z2006281). The zoning application encompassed 195.28 acres as described by metes and bounds and attached hereto as **Exhibit "A"** (the "Property").
2. In order to obtain support from Ridgehaven, the Declarant has agreed to place certain restrictions on the property.
3. The Declarant has agreed to impose the following restrictions upon the Property, as described above in exchange for Ridgehaven's support of the above referenced zoning case.

NOW THEREFORE, in consideration of the mutual covenants and agreements, and other valuable consideration, it is declared that the Property, shall be held, sold and conveyed subject to the following restrictions, covenants and conditions:

Restrictions

A. The Declarant hereby agrees to impose the following conditions and restrictions on the Property:

1. There shall be a seventeen (17) foot "Tree Safe Zone" buffer along the eastern boundary shared by the 13.63 acres as described by metes and bounds and attached hereto as **Exhibit "B"** and Ridgehaven in which the trees existing as of the date of this Declaration shall not be removed. However, the area within the seventeen (17) foot buffer may be maintained to remove undesirable and/or hazardous plants. The seventeen (17) foot buffer area shall be landscaped with additional appropriate tree screening to reasonably shield the Ridgehaven properties. Trees should be of a type that will retain foliage throughout the year and are allowed to grow so as to properly screen the 13.63 acres from neighboring properties in the Ridgehaven subdivision. Furthermore, to the extent allowed by the City Public Service (also known as "CPS"), the utilities servicing any residential structures located along said 13.63 acre eastern boundary shall be designed as to be "front loaded".

2. There shall be no neighborhood playgrounds, pools or clubhouses, located within one-hundred (100) feet of the eastern boundary shared by the Property and Ridgehaven.

3. The illuminating component of any outside lighting shall not be located higher than twenty (20) feet (except for tree and landscape lighting), and the light must be directed downward and away from the eastern boundary shared by the Property and Ridgehaven sufficiently to avoid illumination of the properties adjoining or facing the Property. This shall not forbid low intensity illumination of any primary building structure up to its maximum permitted height.

4. The buffer between any residential structures and the eastern boundary shared by the 13.63 acres as described by metes and bounds and attached hereto as **Exhibit "B"** and Ridgehaven shall be no less than thirty (30) feet.

5. Any "C-2" Commercial uses developed along the eastern boundary shared by the Property and Ridgehaven shall be no higher than thirty-five (35) feet.

6. The Property will be designed to direct any water flow from the drainage channel located at the end of Rustling Way towards the Leon Creek Overflow Channel located to the west of Ridgehaven.

7. Any development located within the 13.63 acres as described by metes and bounds and attached hereto as **Exhibit "B"** shall follow design standards normally associated with other development near the Property and in northwest San Antonio, Texas.

8. To the extent allowed by the City of San Antonio and by the City of San Antonio Unified Development Code, the drainage channel located at the end of Rustling Way and draining into the Property shall be fenced over and include a grate to prevent human ingress and egress into the Ridgehaven neighborhood from the Property.

9. Any development located within the Property shall comply with applicable provisions of the San Antonio Unified Development Code, as it applies to drainage, tree preservation and platting.

10. Declarant agrees to notify Ridgehaven when the 13.63 acres as described by metes and bounds and attached hereto as **Exhibit "B"** is sold to a subsequent owner.

General Provisions

1. Failure to enforce any covenant or restriction shall not be deemed a waiver of the right of enforcement either with respect to the violation in question or any other violation. All waivers must be in writing and signed by the party to be bound.

2. Declarant agrees that invalidation of any of these covenants or restrictions by judgment or court order shall in no way effect any other provision, and all other provisions shall remain in full force and effect.

3. Declarant agrees that these restrictions, covenants, and conditions are for the purpose of protecting the value and desirability of the Property. Consequently, they shall run with the Property and shall be binding on all parties having any right, title or interest in the Property in whole or in part, and their heirs, successors, and assigns.

4. Declarant agrees that the covenants, conditions, and restrictions of this Declaration shall be effective for a term of ten (10) years from the date this Declaration is recorded, after which period, the covenants conditions and restrictions shall be automatically extended for successive periods of five (5) years unless terminated by agreement of the parties herein. However, should Ridgehaven cease to be an operating neighborhood association, the Declarant shall have the right to amend this Declaration at any time.

5. Declarant agrees that if any controversy, claim or dispute arises relating to this instrument, its breach, or enforcement the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorney's fees and costs.

6. This Declaration shall be liberally construed to effectuate its purpose of providing certain protections for Ridgehaven in order to ensure the Property and the uses thereon are compatible with the single family use in the immediate area.

7. It is understood and agreed by the parties to this Declaration that upon the sale of the Property by the Declarant or any other purchaser or developer of the Property, the Declarant shall be released from any and all liability and responsibility under this Declaration, excepting only liability that the Declarant may already have for any breach of Declarant's obligations under this Declaration that occurred prior to the sale of the Property by the Declarant.

8. Declarant hereby agrees that upon receipt of notice from Ridgehaven of any violation of these restrictive covenants, they will bring the Property into full compliance with the said restrictive covenants within 30 days of written notice.

9. Ridgehaven may effectively waive the applicability of all or a portion of any one of the Restrictions if, but only if, an instrument is executed in writing by its then-serving President and one additional officer then serving, acknowledged before a Notary Public, verifying their then-current Ridgehaven officer capacities, specifically referencing this Declaration (including the Volume and Page numbers of recordation of this Declaration in the Records), quoting the language of the Restrictions to be waived, specifying the property as to which the Waiver is to apply, and duly recorded in the Records ("Waiver".)

WHEREFORE, this Declaration is executed this executed this 29th day of December, 2006, at San Antonio, Texas.

DECLARANT:

Steubing Farms, Ltd.

By: *Garnet Steubing*
Name: Garnet Steubing

DECLARANT ACKNOWLEDGEMENT:

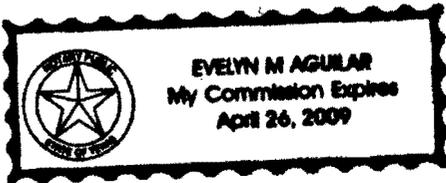
STATE OF TEXAS §

§

COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared Garnet Steubing.

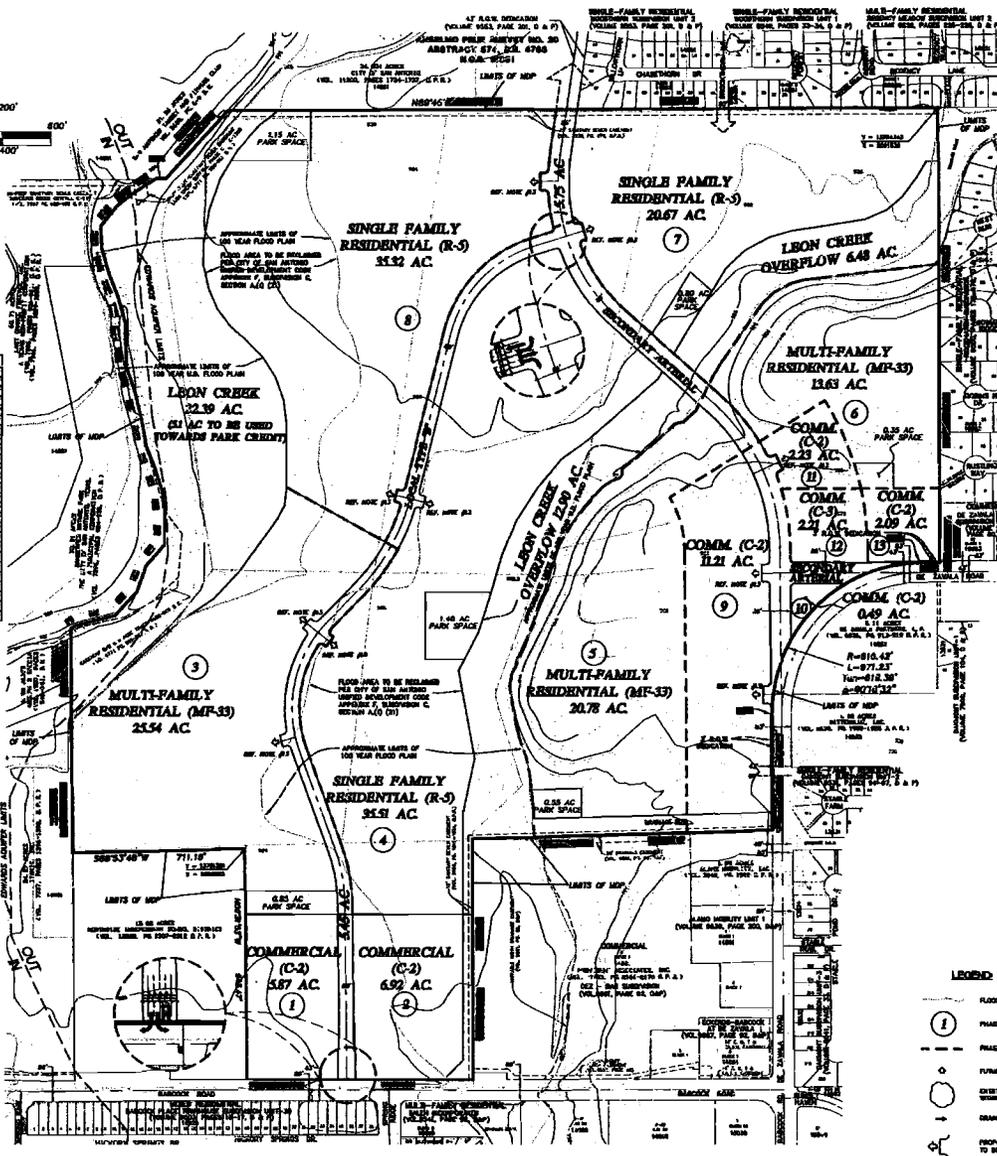
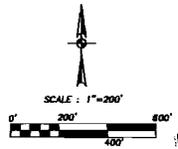
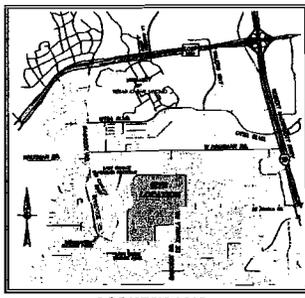
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29th day of December, 2006.



Susan Orr Taylor
Notary Public, State of Texas
Print Name: Susan Orr Taylor
My Commission Expires: _____

APPROVED AS TO FORM AND CONTENT:

By: *Susan O. Taylor*
Name:
Title: President, Ridgehaven Neighborhood Association

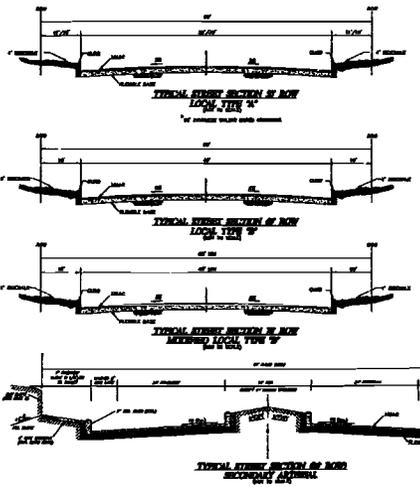


- NOTES**
1. THE PROPERTY IS WITHIN THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
 2. A PORTION OF THE PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
 4. THE SETBACKS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN SYSTEM OF MEASUREMENT. PLANNING COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
 5. ALL STREETS SHALL BE LOCAL TYPE "A" UNLESS OTHERWISE SHOWN.
 6. ALL INTERSECTIONS WILL COMPLY WITH THE REQUIREMENTS OF SECTION 30-509 (4) (2) OF THE UNIFIED DEVELOPMENT CODE.
 7. DEVELOPER WILL DEMONSTRATE BY R.L.S. AND BUILD TO ADEQUATE STANDARDS.
 8. REQUIRED PARK SPACE IS 1.0 ACRES PER PHASE AND OPEN SPACE STANDARDS (30-503), TO PROVIDE THE REQUIRED AVERAGE 0.1 ACRES WILL BE LOCATED WITHIN THE SECTION PORTION OF THE LEON CREEK FLOODPLAIN, AND THE REMAINING 0.1 ACRES WILL BE PROVIDED AMONG THE SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL LOTS.
 9. A VARIABLE RIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS OF THE INTERSECTION DOES NOT MEET RIGHT OF WAY REQUIREMENTS AS OUTLINED IN THE UNIFIED DEVELOPMENT CODE SECTION 30-509 (4) (3).
 10. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER LOCAL ARTICLES 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
 11. BLOCK LENGTHS SHALL COMPLY WITH LOC SECTION 30-416 (b)(3).
 12. ALL UTILITY FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS RULES AND REGULATIONS REGARDING UTILITY FACILITIES INCLUDING CHOKERHOLE AND BONDAGE REQUIREMENTS.
 13. COLLECTOR INTERSECTIONS FOR LOCAL TYPE "B" ARE SHOWN. ACTUAL LENGTH AND LOCATION OF COLLECTOR INTERSECTIONS WILL BE DETERMINED WITH THE SITE PLAN, AND ADJUSTMENTS WILL BE MADE WHERE POSSIBLE. ROAD BRANCHING ON LOCAL TYPE "B" WILL BE LOCAL TYPE "A".

LINE TABLE

LINE	LENGTH	BEARING
1	15.27	N89°25'00"W
2	189.74	N78°25'00"W
3	158.63	N89°25'00"W
4	111.00	N89°25'00"W
5	114.61	N89°25'00"W
6	158.58	N89°25'00"W
7	158.58	N89°25'00"W
8	158.58	N89°25'00"W
9	158.58	N89°25'00"W
10	158.58	N89°25'00"W
11	158.58	N89°25'00"W
12	158.58	N89°25'00"W
13	158.58	N89°25'00"W
14	158.58	N89°25'00"W
15	158.58	N89°25'00"W
16	158.58	N89°25'00"W
17	158.58	N89°25'00"W
18	158.58	N89°25'00"W
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27	158.58	N89°25'00"W
28	158.58	N89°25'00"W
29	158.58	N89°25'00"W
30	158.58	N89°25'00"W
31	158.58	N89°25'00"W
32	158.58	N89°25'00"W
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35	158.58	N89°25'00"W
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44	158.58	N89°25'00"W
45	158.58	N89°25'00"W
46	158.58	N89°25'00"W
47	158.58	N89°25'00"W
48	158.58	N89°25'00"W
49	158.58	N89°25'00"W
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58	158.58	N89°25'00"W
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61	158.58	N89°25'00"W
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87	158.58	N89°25'00"W
88	158.58	N89°25'00"W
89	158.58	N89°25'00"W
90	158.58	N89°25'00"W
91	158.58	N89°25'00"W
92	158.58	N89°25'00"W
93	158.58	N89°25'00"W
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95	158.58	N89°25'00"W
96	158.58	N89°25'00"W
97	158.58	N89°25'00"W
98	158.58	N89°25'00"W
99	158.58	N89°25'00"W
100	158.58	N89°25'00"W

UTILITY SURVEYORS
 SANITARY SEWER: SAN ANTONIO WATER SYSTEM
 WATER: SAN ANTONIO WATER SYSTEM
 GAS AND ELECTRIC: CITY PUBLIC SERVICE
 TELEPHONE: AT&T



STEUHING / BABCOCK RD. MASTER DEVELOPMENT PLAN

PROPERTY LEGAL DESCRIPTION
 A 235.40 ACRES OF 143.00 ACRES AND 92.40 ACRES OF LOCAL TRACT OF LAND BEING OUT OF A 140.00 ACRE TRACT RECORDED IN VOLUME 844, PAGE 30, D & 9 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF A 716.00 ACRES OF LOCAL TRACT OF LAND BEING OUT OF A 1.77 ACRE TRACT RECORDED IN VOLUME 844, PAGE 185 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANGELO FARM SURVEY NO. 40, ABSTRACT NO. 274, COUNTY BLOCK 4766, JOHN B. BEE CITY BLOCK 14861 AND ALL SITUATED WITHIN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLANS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX 6, SECTION 30-919 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:
 PAPE-DAWSON ENGINEERS, INC. STEUBING FARM, L.P.

PROPERTY OWNER LIST

OWNER	BLK.	LOT
CONCRETE	1	1
CONCRETE	1	2
CONCRETE	1	3
CONCRETE	1	4
CONCRETE	1	5
CONCRETE	1	6
CONCRETE	1	7
CONCRETE	1	8
CONCRETE	1	9
CONCRETE	1	10
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CONCRETE	1	94
CONCRETE	1	95
CONCRETE	1	96
CONCRETE	1	97
CONCRETE	1	98
CONCRETE	1	99
CONCRETE	1	100

PARK SPACE REQUIRED/PHASE

PHASE	DESCRIPTION	NO. OF LOTS	REQ. AC.	ADJUSTED AC.
1	MULTI-FAMILY RESIDENTIAL	190	1.7	0.85
4	SINGLE FAMILY RESIDENTIAL	195	2.0	1.40
5	SINGLE FAMILY RESIDENTIAL	128	1.1	0.53
6	MULTI-FAMILY RESIDENTIAL	85	0.7	0.35
7	SINGLE FAMILY RESIDENTIAL	110	1.6	0.80
8	SINGLE FAMILY RESIDENTIAL	160	2.3	1.15
	LEON CREEK	-	-	5.10
	TOTAL		10.2	10.20

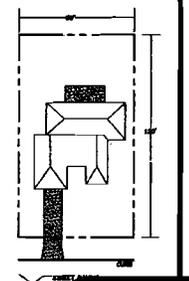
1/4 AC./70 LOTS (SINGLE FAMILY RESIDENTIAL)
 1 AC./14 LOTS (MULTI-FAMILY RESIDENTIAL)
 "LEON CREEK FLOODPLAIN TO BE USED AS PUBLIC CREDIT FOR 0.1 AC. OF REQUIRED PARKSPACE - REMAINING 0.1 AC. TO BE DISTRIBUTED AMONG SINGLE FAMILY & MULTI-FAMILY PHASES AS SHOWN IN ADJUSTED AC."
 PARK SPACE AREA IS ELIGIBLE FOR CREDIT FOR PRIVATE FACILITIES PER U.I.C. SECTION 30-503D - "PRIVATE FACILITIES"
PARK SPACES SUMMARY
 (SEE NOTE NO. 8)
 REQUIRED: 10.20 AC. (SINGLE FAMILY RESIDENTIAL) - 5.17 AC. (MULTI-FAMILY RESIDENTIAL)
 PROVIDED: 10.20 AC. (SINGLE FAMILY RESIDENTIAL) - 5.17 AC. (MULTI-FAMILY RESIDENTIAL)
 TOTAL PROVIDED: 10.20 AC.

SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE

LAND USE	AREA (AC.)	BURDENABLE LOTS	DENSITY (LOTS/AC.)
1 COMMERCIAL	6.97	-	-
2 COMMERCIAL	6.92	-	-
3 MULTI-FAMILY RESIDENTIAL	25.54	190	7.64
4 SINGLE FAMILY RESIDENTIAL	35.51	195	5.69
5 MULTI-FAMILY RESIDENTIAL	26.79	128	6.16
6 MULTI-FAMILY RESIDENTIAL	13.65	85	6.34
7 SINGLE FAMILY RESIDENTIAL	20.68	110	5.32
8 SINGLE FAMILY RESIDENTIAL	35.32	160	4.53
9 COMMERCIAL	11.21	-	-
10 COMMERCIAL	0.48	-	-
11 COMMERCIAL	3.23	-	-
12 COMMERCIAL	2.21	-	-
13 COMMERCIAL	2.09	-	-
TOTAL/AVERAGE	182.48	880	4.79

LAND USE TABLE

LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	81.51
MULTI-FAMILY RESIDENTIAL	56.83
COMMERCIAL	31.02
DRAINAGE ROW/NATURAL AREA	41.77
PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	11.20
DE ZANNA R.O.B. DEDICATION	0.05
TOTAL	233.48

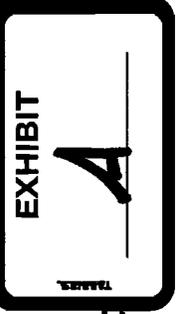


ENGINEER:
 PAPE-DAWSON ENGINEERS, INC.
 131 E. RAMSEY
 SAN ANTONIO, TEXAS 78216
 PHONE: (210) 375-9000
 FAX: (210) 375-9010

DEVELOPER/OWNER:
 STEUBING FARM, L.P.
 6483 BABCOCK RD.
 SAN ANTONIO, TEXAS 78249
 PHONE: (210) 694-2940

MDP PLAN NO. 021-05
 APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF SAN ANTONIO

DIRECTOR OF DEVELOPMENT SERVICES: _____ DATE: _____



PAPE-DAWSON ENGINEERS

DECLARATION OF RESTRICTIVE COVENANTS
City of San Antonio Zoning Case No. Z2006281
December 5, 2006

THIS DECLARATION OF RESTRICTIVE COVENANTS (this "Declaration") is executed by and between Steubing Farms, Ltd. (the "Declarant") and the Regency Meadows Neighborhood Association ("Regency Meadows").

Recitals

1. On September 15, 2006, the Declarant submitted a Zoning Application to the City of San Antonio's Development Services Department (see City of San Antonio Zoning Case No. Z2006281). The zoning application encompassed 195.28 acres as described by metes and bounds and attached hereto as **Exhibit "A"** (the "Property").
2. In order to obtain support from Regency Meadows, the Declarant has agreed to place certain restrictions on the property.
3. The Declarant has agreed to impose the following restrictions upon the Property, as described above in exchange for Regency Meadows' support of the above referenced zoning case.

NOW THEREFORE, in consideration of the mutual covenants and agreements, and other valuable consideration, it is declared that the Property, shall be held, sold and conveyed subject to the following restrictions, covenants and conditions:

Restrictions

- A. The Declarant hereby agrees to impose the following conditions and restrictions on the Property:
1. The northern boundary of the Property shall include a Thirty (30) foot buffer, in which no buildings or structures shall be allowed.
 2. There shall be no neighborhood playgrounds, pools or clubhouses, located within one-hundred (100) feet of the northern boundary shared by the Property and Regency Meadows.
 3. The illuminating component of any outside lighting shall not be located higher than twenty (20) feet (except for tree and landscape lighting), and the light must be directed downward and away from the northern boundary shared by the Property and Regency Meadows sufficiently to avoid illumination of the properties adjoining or facing the Property. This shall

not forbid low intensity illumination of any primary building structure up to its maximum permitted height.

4. There shall be no detention basin or holding pond located within one-hundred (100) feet of the northern boundary shared by the Property and Regency Meadows. Any such basin shall be designed to direct any water flow from such basin or pond towards the Leon Creek Overflow Channel located to the south of Regency Meadows.

5. The drainage issues associated with the drainage channel located at the corner of Regency Bend and Regency Lane shall be addressed at the platting stage of the development of the Property in full compliance with all applicable provisions of the San Antonio Unified Development Code. Furthermore, the Property will be designed to direct any water flow from the drainage channel towards the Leon Creek Overflow Channel located to the south of Regency Meadows.

6. The southern boundary of the Sanitary Sewer Easement recorded in Volume 2235, Page 978 of the Real Property Records of Bexar County, Texas, shared by the Property and Regency Meadows shall be landscaped with appropriate tree screening to reasonably shield the Regency Meadows properties. Trees should be of a type that will retain foliage throughout the year and are allowed to grow so as to properly screen the Property from neighboring properties in the Regency Meadows subdivision.

General Provisions

1. Failure to enforce any covenant or restriction shall not be deemed a waiver of the right of enforcement either with respect to the violation in question or any other violation. All waivers must be in writing and signed by the party to be bound.

2. Declarant agrees that invalidation of any of these covenants or restrictions by judgment or court order shall in no way effect any other provision, and all other provisions shall remain in full force and effect.

3. Declarant agrees that these restrictions, covenants, and conditions are for the purpose of protecting the value and desirability of the Property. Consequently, they shall run with the Property and shall be binding on all parties having any right, title or interest in the Property in whole or in part, and their heirs, successors, and assigns.

4. Declarant agrees that the covenants, conditions, and restrictions of this Declaration shall be effective for a term of ten (10) years from the date this Declaration is recorded, after which period, the covenants conditions and restrictions shall be automatically extended for successive periods of five (5) years unless terminated by agreement of the parties herein. However, should Regency Meadows cease to be an operating neighborhood association, the Declarant shall have the right to amend this Declaration at any time.

5. Declarant agrees that if any controversy, claim or dispute arises relating to this instrument, its breach, or enforcement the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorney's fees and costs.

6. This Declaration shall be liberally construed to effectuate its purpose of providing certain protections for Regency Meadows in order to ensure the Property and the uses thereon are compatible with the single family use in the immediate area.

7. It is understood and agreed by the parties to this Declaration that upon the sale of the Property by the Declarant or any other purchaser or developer of the Property, the Declarant shall be released from any and all liability and responsibility under this Declaration, excepting only liability that the Declarant may already have for any breach of Declarant's obligations under this Declaration that occurred prior to the sale of the Property by the Declarant.

8. Declarant hereby agrees that upon receipt of notice from Regency Meadows of any violation of these restrictive covenants, they will bring the Property into full compliance with the said restrictive covenants within 30 days of written notice.

9. Regency Meadows may effectively waive the applicability of all or a portion of any one of the Restrictions if, but only if, an instrument is executed in writing by its then-serving President and one additional officer then serving, acknowledged before a Notary Public, verifying their then-current Regency Meadows officer capacities, specifically referencing this Declaration (including the Volume and Page numbers of recordation of this Declaration in the Records), quoting the language of the Restrictions to be waived, specifying the property as to which the Waiver is to apply, and duly recorded in the Records ("Waiver".)

WHEREFORE, this Declaration is executed this executed this Dec 29th day of Dec, 2006, at San Antonio, Texas.

DECLARANT:

Steubing Farms, Ltd.

By: *Garnet Steubing*
Name: Garnet Steubing

DECLARANT ACKNOWLEDGEMENT:

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared Garnet Steubing.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29th day of December, 2006.



Evelyn M. Aguilar
Notary Public, State of Texas
Print Name: _____
My Commission Expires: _____

APPROVED AS TO FORM AND CONTENT:

By: *Mary Seitz*
Name: Mary Seitz
Title: President, Regency Meadows Neighborhood Association

The following are my comments to the above referenced zoning case. A Level 3 TIA (Steubing/ Babcock Road) was completed by Pape Dawson in April 2006 and approved by Development Services Department on Nov. 14, 2006.

The TIA as submitted recommends the following recommendations:

- Traffic signals be installed at the following locations when warranted:
 - N. Babcock Road and W. De Zavala Road
 - S. Babcock Road and W Hausman Road
 - S. Babcock Road and E. De Zavala Road
 - Street A and S. Babcock Road
 - Street A and N. Babcock Road

- The future intersection at E. De Zavala Road and S. Babcock Road is expected to be realigned to from a tee-intersection. If possible, the multi-family property to the west should be planned such that access into this future development would align with E. De Zavala Road to take advantage of a possible signal at this location.

- Similarly , the main point of access into the future signal-family development east/north of S. Babcock Road should be aligned with Street A to take advantage of the opportunity to share a common traffic signal.

- Separate right-turn lanes are recommended at the following locations:
 - Westbound N. Babcock Road at Street A
 - Southbound S. Babcock Road at Street A

- Separate left-turn lanes are recommended at the following locations:
 - Eastbound N. Babcock Road at Street A
 - Northbound S. Babcock Road at Street A

It is my opinion that the following mitigation measures be the responsibility of the Developer:

1. Currently Street A is identified as a Local Type "B" with 60' of ROW however based on the projected traffic volumes per the TIA Street A should be at minimum a Collector Street with 70' of ROW and 44' pavement width. Per the TIA Street A is projected to carry over 9,000 vehicles per day in the AM peak and 20,000 vehicles per day in the PM peak. Per the UDC sec 35-502(9)C such daily traffic volumes would require a Collector type of roadway. A Collector Street carries daily traffic volumes that range from 8,000 to 10,000 vehicles per day. A Residential Local Type B Street carries daily traffic volumes that range from 1,000 to 4,000 vehicles per day with houses fronting and 4,000 to 8,000 vehicles per day with no houses fronting.

2. As required in the Bicycle Master Plan (Ordinance 100741 - approval by City Council April 21, 2005), identified future collector and arterial roadways will be required to include bicycle facilities (path or lane).

- Bicycle facilities for collector roadways may consist of one of the following: a marked on-street bicycle lane, along side each driving lane, a two-way, marked, off-street, multi-

use path on one side of the road; or one-way marked off-street, multi-use path on both sides of the roadway.

- All facilities must comply with MUTCD and AASHTO guidelines for bicycle facilities. Please include a note that says something to the effect of: "All bicycle facilities will be designed and constructed in compliance with the Texas MUTCD and AASHTO guidelines for bicycle facilities, including crosswalk and signage requirements".
- Any additional square footage for path construction may be counted toward required park credits.
- Was any consideration given to connecting to the Leon Creekways project that abuts the project? This would be seen a development amenity.

3. Due to the increased traffic at the intersection of W. De Zavala Road and N. Babcock Road I would recommend a separate Northbound N. Babcock Road left turn lane. Per the TIA the existing conditions at this location with a One-way stop traffic control device indicate the Level of Service (LOS) for the AM Peak to be a LOS B and the PM Peak to be a LOS C. However with the proposed development it is anticipated to deteriorate to a LOS E for the AM Peak and LOS F for the PM Peak. The TIA recommends that a signal be proposed when warranted at this location however no commitment is made that the developer should be responsible for it. With the addition of a signal at this location the LOS for the AM Peak would be a LOS A and LOS A for the PM Peak.

4. The TIA recommends that the future intersection at E. De Zavala Road and S. Babcock Road is expected to be realigned to from a tee-intersection and recommends the installation of a signal at this location however no commitment is made that the developer should be responsible for it.

Note: As part of the 2007 Bond there is a proposed project to reconstruct and widen De Zavala from Babcock to Cogburn from a two lane to five lane. This could possible be a public/private partnership. Currently the proposed street project does not account for the realignment.

5. Separate right-turn lanes are recommended at the following locations:

- Westbound N. Babcock Road at Street A
- Southbound S. Babcock Road at Street A
- Westbound E. De Zavala Road at S. Babcock Road

6. Separate left-turn lanes are recommended at the following locations:

- Eastbound N. Babcock Road at Street A
- Northbound S. Babcock Road at Street A
- Northbound N. Babcock Road at W, De Zavala Road

7. Traffic signals be installed at the following locations when warranted:

- N. Babcock Road and W. De Zavala Road
- S. Babcock Road and E. De Zavala Road
- Street A and S. Babcock Road
- Street A and N. Babcock Road

8. Pay for the design and construction needed for the interconnect of the signal at N. Babcock Road and Spring Rain with the proposed signals along N. Babcock Road. **Note: N. Babcock Road and Spring Rain is one of the signals being constructed through the FY 2007 Annual Traffic Signal Program.**

9. I have some concerns with traffic being projected at W. Hausman Road and S. Babcock Road due to fact that the stretch of S. Babcock Road that intersects W. Hausman Road is not part of this development and it is unknown as to when that segment of the Major Thoroughfare will be

built and if by the year 2013. That also applies to the stretch of W. De Zavala Road which should have been developed by the developer and now it will be the responsibility of the City of San Antonio to built this segment of the Major Thoroughfare to Huntsman. It is my opinion that the intersection of W. Hausman Road and N. Babcock Road will deteriorate to an unacceptable LOS due to the fact that the traffic projected at the intersection of W. Hausman Road and Proposed S. Babcock Road will be distributed between N. Babcock Road and E. De Zavala Road. Furthermore the projected traffic at W. De Zavala Road and N. Babcock Road will now be diverted to the intersection of W. Hausman Road and N. Babcock Road thus having a greater impact on this intersection.

Project Name: De Zavala Phase I (Babcock to Cogburn) #1037

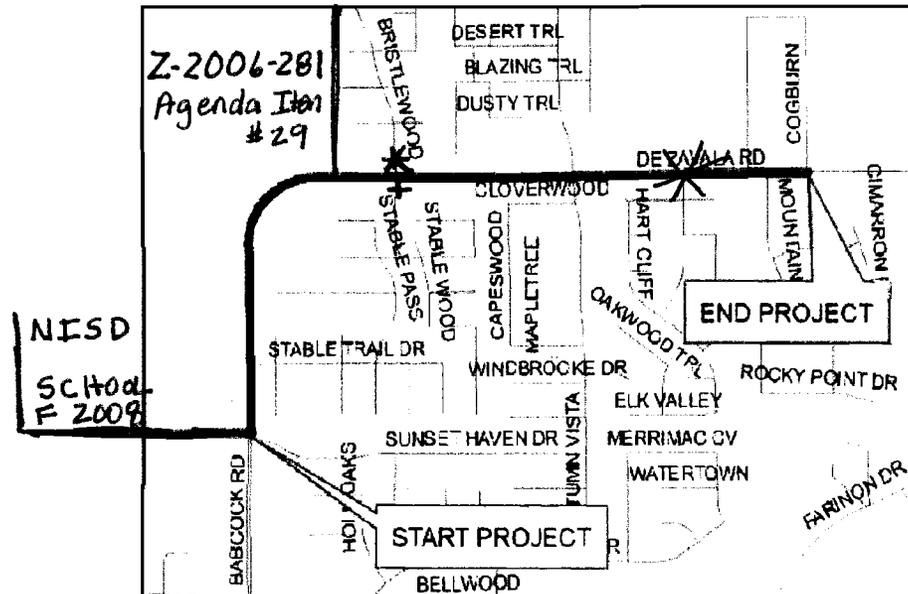


Project Number: 1037
Project Costs: \$15,760,000
Street Type: Arterial
Drainage Type: Local
Drainage Area: 144 Acres
Street Capacity: Yes
Street Preservation: Yes
MultiModal: Yes
Avg Daily Traffic: 21,040 Vehicles/Day

De Zavala Phase I (Babcock to Cogburn)

Reconstruct and widen street from two to five lanes including curbs, sidewalks, driveway approaches, necessary signal modifications/improvements and necessary drainage.

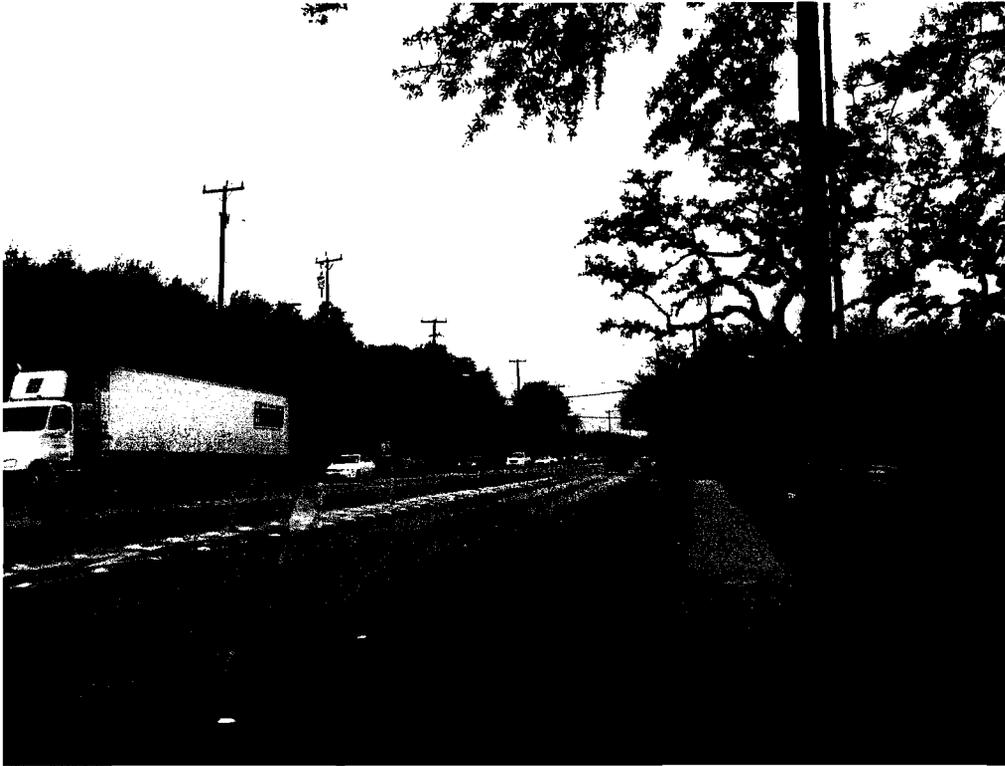
Future Project (Unfunded):
DeZavala Phase II (Cogburn to IH 10)



* Ridgehaven
+ Oakmont Downs

Ridgehaven Subdivision Entrance
DeZavala Road Morning Rush Hour
December 19, 2006, 8:00 am to 8:10 am

B



Stop & Go
Traffic extends
around to
Babcock Rd



Stop & Go
Traffic Blocks
Ridgehaven
Exit

C

CITY OF SAN ANTONIO
2007-2012 BOND PROPOSED STREET & SIDEWALK PROJECTS
DeZavala Road Cogburn Springtime Phase I Improvement = Item 1037

CD	Project ID	Project Name	City Estimated Cost (\$ in thousands)
1	1382	Blanco Road from Hildebrand to Jackson Keller	\$ 21,820
Subtotal			\$ 21,820
2	1518	Fort Sam Transportation Projects (CD 9)	\$ 2,000
2	1494	Walters Street from IH 35 N to Fort Sam Main Gate	\$ 4,000
2	1625	Glenoak from W.W. White to Semlinger	\$ 5,460
2	1626	Orchard (W.W. White to W Hein)	\$ 3,733
2	1742	North Hein (WW White - Hein West and Hein West (Rice to N Hein)	\$ 6,136
Subtotal			\$ 21,329
4	1514	36th Street Extension through Kelly USA (Earmark) Phases I through III	\$ 4,000
4	1745	Ray Ellison (Loop 410 to Old Pearsall)	\$ 7,081
4	1168	Hunt Lane from Ingram to Potranco (CD6)	\$ 4,950
4	1701	Zarzamora Widening Phase II #83 A	\$ 10,000
Subtotal			\$ 26,031
5	1639	Tesla (Culebra to Mayberry)	\$ 3,801
5	1125	Wallace (26th to Inca)	\$ 2,386
5	1100	Rivas from Gen. McMullen to Rosabell	\$ 8,525
Subtotal			\$ 14,712
6	1085	Marbach Road Phase II (Military to Loop 410)	\$ 8,082
6	1329	Callaghan Phase I (CD7)	\$ 6,780
6	1168	Hunt Lane from Ingram to Potranco (CD4)	\$ 4,950
6	1330	Callaghan Ph II (GrayRock to Commerce) (CD7)	\$ 3,000
6	1480	Reed Rd (Culebra to Military)	\$ 10,871
Subtotal			\$ 33,683
7	1590	Babcock from Prue Road to Hollyhock (CD8)	\$ 2,069
7	1329	Callaghan Phase I (CD6)	\$ 6,780
7	1330	Callaghan Ph II (GrayRock to Commerce) (CD6)	\$ 3,000
Subtotal			\$ 11,849
8	1037	DeZavala Phase I (Babcock to Cogburn)	\$ 15,760
8	1590	Babcock from Prue Road to Hollyhock (CD7)	\$ 2,069
8	1449	DeZavala from UPRR Tracks to Lockhill Selma	\$ 11,621
Subtotal			\$ 29,450
9	1518	Fort Sam Transportation Projects (CD2)	\$ 2,000
9	1291	Bulverde from Loop 1604 to Evans (CD10)	\$ 15,000
9	1707	Bulverde Road from Evans to Marshall Road	\$ 306
9	1708	Stone Oak Parkway from US 281 to Bulverde Road	\$ 1,490
9	1741	Redland Rd from 281 to 3600FT East	\$ 1,129
Subtotal			\$ 19,925
10	1074	Jones Maltzberger from Redland to Thousand Oaks	\$ 17,362
10	1291	Bulverde from Loop 1604 to Evans (CD9)	\$ 15,000
Subtotal			\$ 32,362
CW	1693	Downtown Transportation Infrastructure Improvements	\$ 10,681
CW	1685	Bridge Replacement (TxDOT Off-system Bridge Program)	\$ 24,000
CW	1688	Medical Center Intersection Imp Phase IV thru VII	\$ 17,000
CW	1700	Fredericksburg Congestion Mitigation	\$ 10,000
CW	1703	Wurzbach Connectivity	\$ 15,000
CW	1515	Medical Drive at Fredericksburg Rd (Earmarks, Pass Through Financing)	\$ 12,160
Subtotal			\$ 88,841
Grand Total			\$ 300,000

KUSTLING WAY (west)

RIDGEHAVEN SUBDIVISION PETITION DeZavala Road - Phase 1 Bond proposal

This petition represents the RidgeHaven Neighborhood Association and its residents.

We, the undersigned, request that the scope of the proposed De Zavala Road Phase 1 Bond project include a treatment to assist the Ridgehaven residents in turning left from Bristlewood onto De Zavala Road and from turning right onto Bristlewood from De Zavala Road safely. We currently have 4 lanes, one west bound lane, one east bound lane, one turning lane, and one acceleration lane. In the planning stage of the proposed project, we the Ridgehaven residents are requesting further investigation into the safety issues at 5pm at this intersection. We have had many accidents at this intersection over the years.

We request notification and minutes of any meetings discussing the above referenced De Zavala Rd phase 1 Bond issue once the city council votes in mid February and the public votes in May 2007. We the residents wish to be included in the development phase of the De Zavala Road phase 1 Bond issue. Notification should be addressed to our president, Susan Taylor at 6320 Gablewood, San Antonio, TX. 78249, phone 690-0112.

Name	Address
Ann Goode - Ann Goode	6346 Rustling Way, SA TX 78249
SALVADOR Jimenez III - 	6350 RUSTLING Way, SA TX 78249
ROBERT G. HINOJOSA Marta Hinojosa	6345 Rustling Way, SA, TX 78249
Robert White // Rob	6341 Rustling Way SA TX 78249
GLENN F. RANFORD - Glenn Randolph	6325 RUSTLING WAY ST SA TX 78245
KATHY LAURILA - K. Laurila	6321 RUSTLING WAY, SA, TX 78249
Nancy Rosales	6326 Rustling Way SA TX 78249
JOHN SELL John Sell	6333 RUSTLING Way SA TX 78249

North Run

RIDGEHAVEN SUBDIVISION PETITION DeZavala Road – Phase 1 Bond proposal

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Name	Address
Michael Losiewicz	13002 NORTH RUN
Betsy Jacobsen	13014 North Run
Paul Morgan	13026 North Run
	6301 EASTWIND
ALFRED BROWN	13010 North Run
Nicole Kuenning	6309 Bowman Ridge

Gablewood

RIDGEHAVEN SUBDIVISION PETITION DeZavala Road - Phase 1 Bond proposal

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Name	Address
MAUR WOODWARD	6308 GABLEWOOD SA, TX 78249
IGNACIO S. MAGALONI	6312 GABLEWOOD SA, TX 78249
Susan Taylor	6320 Gablewood SA TX 78249
Cheryl Gotshall	6316 Gablewood 78249
Ray Wimberly	6321 Gablewood 78249
Ray Wimberly	6321 Gablewood 78249
Leanne Smith	6317 Gablewood 78249
M: Mackenzie	6313 Gablewood 78249
Karen Bryant	6309 Gablewood 78249



Bowman Ridge (East)

RIDGEHAVEN SUBDIVISION PETITION DeZavala Road - Phase 1 Bond proposal

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Name	Address
AARON WOODS	6321 BOWMAN RIDGE
Elizabeth Sue Barbosa	6317 Bowman Ridge
Kevin Amott	6313 BOWMAN RIDGE
Mary Amott	6313 Bowman Ridge
TOP KUENNING	6309 Bowman Ridge
Emily Plemons	6310 Bowman Ridge
Philip J. Puccio	6322 Bowman Ridge
Arnold W. Longworth	6318 BOWMAN RIDGE
Judith Longworth	6318 Bowman Ridge

h

Bristlewood

RIDGEHAVEN SUBDIVISION PETITION DeZavala Road - Phase 1 Bond proposal

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Name	Address
Kim Cohen	13022 Bristlewood
Glenn Matthews	13035 BRISTLEWOOD
Rudy Castillo	13020 Bristlewood.
Rosa Castillo	13031 Bristlewood.
Audan J. Stanger Jr	13023 Westrun.
[Signature]	13019 West Run
[Signature]	13018 Bristlewood
[Signature]	13014 Bristlewood
John Campbell	13010 Bristlewood
Dan Steep	13027 West Run
Araceli Hernandez	13011 West Run
Ima Mitchell <small>do something similar to what we</small>	13015 West Run <small>have)</small>

Robinsnest (East)

RIDGEHAVEN SUBDIVISION PETITION DeZavala Road - Phase 1 Bond proposal

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Name	Address
Lycinda R. Espinoza	6309 Robinsnest SA, TX 78249
Jo Ann Stalcup	6313 Robinsnest S.A. TX 78249
Barbara Cage	6312 Robinsnest 78249
Lyn Cage	6312 Robins Nest 78249
Al GROTHES	6317 Robinsnest 78249
Eriedel	6321 Robinsnest 78249
Callean Friedel	6321 Robinsnest 78249
Jeffrey Hooper	6309 Robinsnest 78249
Anne M. Hardy-Holley	6301 Robinsnest 78249
Donald E. Hardy-Holley	6301 Robinsnest 78249
Kenneth Budder	6300 Robinsnest + 78249
Norma Bonem	6304 Robinsnest 78249
Wain D T	6316 Robinsnest 78249

Robinsnest (west)

RIDGEHAVEN SUBDIVISION PETITION DeZavala Road - Phase 1 Bond proposal

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Name	Address
GARY MEYN JUDY MEYN Carmen Carile Jordan White	6332 ROBINSNEST SO. S.A., TX. 78249 ✓ 6324 Robinsnest St. SA TX 78249 " " " " " " " " " " " "
Kristi Rupp Kylie Rupp VICIASSA@SATX.FREEDOM	6337 Robinsnest SA TX 78249 6337 Robinsnest
DAVID STAMBERT RACHEL KAMIAEV DRAMZ51@YAHOO.COM	6345 ROBINSNEST, SATX 78249
WALTER LUCANTONIO ELIZABETH S LUCANTONIO	6348 ROBINSNEST, SATX 78249
ROBERT TANK ROBERT TANK	6347 ROBINSNEST
Kay Lynne Kemp	6340 Robinsnest
Phil Hill	6328 Robinsnest
Constance Heber	6328 Robinsnest
Marlin D. Hillrichs Marlin D. Hillrichs	6333 Robinsnest.
Pearl A. Hillrichs Pearl A. Hillrichs	6333 Robinsnest
KEVIN GREGOIRE Kin Gregoire	6329 Robinsnest
DIANE GREGOIRE Diane Gregoire	6329 Robinsnest.
Barbara E. Paul	6344 Robinsnest
Reynold Benjamin Paola Benjamin	6336 Robinsnest 6336 Robinsnest

Bowman's Ridge (West)

RIDGEHAVEN SUBDIVISION PETITION

DeZavala Road - Phase 1 Bond proposal

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Name	Address
Carlos & Sandy Rodriguez	6341 Bowman Ridge
Fenny & Michael Villarreal	6345 Bowman Ridge
JAMES & MARTHA GREEN	6350 BOWMAN RIDGE
Charles & Anne Mearns	6346 BOWMAN RIDGE
Floyd Risa	6342 Bowman Ridge
John & Jane Shope	6338 Bowman Ridge
Jeff & Maria Hunter	6330 Bowman Ridge
Gi Gi Garza	6337 Bowman Ridge
Paul & Shirley Rouden	6333 Bowman Ridge

RIDGEHAVEN SUBDIVISION PETITION
DeZavala Road – Phase 1 Bond proposal

This petition represents the RidgeHaven Neighborhood Association and its residents.

We, the undersigned, request that the scope of the proposed De Zavala Road Phase 1 Bond project include a treatment to assist the Ridgehaven residents in turning left from Bristlewood onto De Zavala Road and from turning right onto Bristlewood from De Zavala Road safely. We currently have 4 lanes, one west bound lane, one east bound lane, one turning lane, and one acceleration lane. In the planning stage of the proposed project, we the Ridgehaven residents are requesting further investigation into the safety issues at 5pm at this intersection. We have had many accidents at this intersection over the years.

We request notification and minutes of any meetings discussing the above referenced De Zavala Rd phase 1 Bond issue once the city council votes in mid February and the public votes in May 2007. We the residents wish to be included in the development phase of the De Zavala Road phase 1 Bond issue. Notification should be addressed to our president, Susan Taylor at 6320 Gablewood, San Antonio, TX. 78249, phone 690-0112.

Name	Address
Jill Samuda	10310 Rustling Way SA TX 78249
Billie K. DeLuzey	6302 Rustling Way SA TX 78249
Hermelinda Manriquez	6300 Rustling way TX 78249
Mary Palacios	6301 Rustling Way TX 78249
Cheryl Branard	6314 Rustling way 78249
James Gate	6313 Rustling Way 78249
Stephanie Dwyer	6309 Rustling Way 78249

Affidavit of Publisher

PUBLIC NOTICE

**ORDINANCE
2007-01-04-0042**

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 195.28 acres out of NCB 14861, TO WIT: From "R-6" Residential Single-Family District to "R-5" Residential Single-Family District (96.04 acres out of NCB 14861), "MF-25" Multi Family District (50.09 acres out of NCB 14861), "C-2" Commercial District (35.05 acres out of NCB 14861) and "R-4 C" (CD-Townhomes) Residential Single-Family District with a conditional use for townhomes (14.10 acres out of NCB 14861). "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".
1/10

STATE OF TEXAS
COUNTY OF BEXAR
S.A. - CITY CLERK

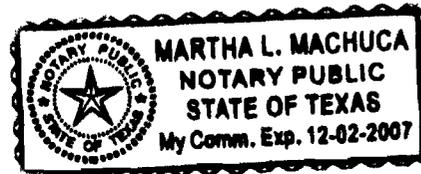
Before me, the undersigned authority, on this day personally appeared Helen I. [redacted] by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, general circulation in the City of San Antonio, in the State and County aforesaid, and Ordinance 2007-01-04-0042 here to attached has been published in every issue of newspaper on the following days, to wit:

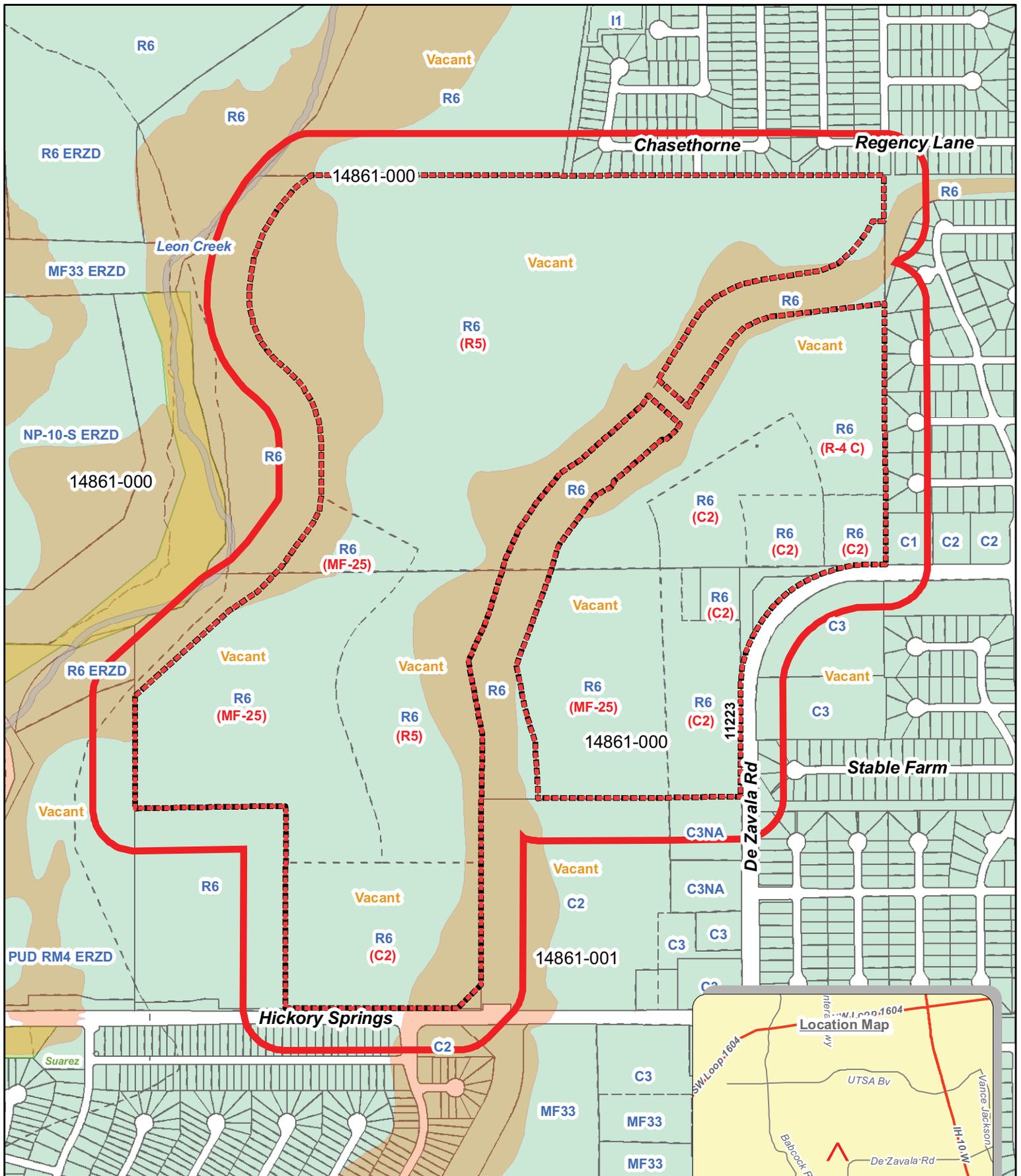
01/10/2007.

Helen I. [redacted]

Sworn to and subscribed before me this 10th day of of January, 2007.

Martha L. Machuca





Zoning Case Notification Plan

Case Z-2006-281

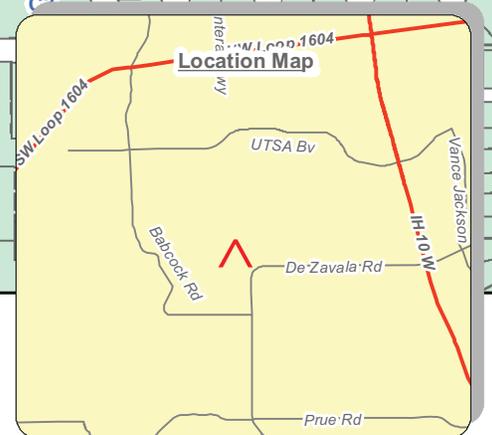
Council District 8

Scale: 1" approx. = 600'



Legend

- Subject Property ■■■■■■■■■■
- 200' Notification Buffer —————
- Property Address **12345**
- Current Zoning **Blue**
- Requested Zoning Change **(Red)**
- Land Use **Orange**
- NCB - Block **54321-123**
- 100-Year FEMA Floodplain ■■■■■■■■■■



Z2006281

ZONING CASE NUMBER Z2006281 (Council District 8) – October 17, 2006

The request of Brown, P. C., Applicant, for Steubing Farm, Ltd., Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “R-5” Residential Single-Family District (96.04 acres out of NCB 14861), “MF-33” Multi Family District (64.19 acres out of NCB 14861), “C-2” Commercial District (32.186 acres out of NCB 14861) and “C-3” General Commercial District (2.864 acres out of NCB 14861) on 195.28 acres out of NCB 14861, 6425 De Zavala Road. Staff recommended approval.

Ken Brown, representative, is requesting a continuance until November 7, 2006.

The following citizen(s) appeared to speak:

Gary Kressbach, spoke in opposition.

Richard Alles, spoke in opposition.

COMMISSION ACTION

The motion was made by Commissioner Stribling and seconded by Commissioner Gadberry to recommend a continuance until November 7, 2006.

AYES: Avila, Rodriguez, Westheimer, Gadberry, Sherrill, Wright, Stribling, Gray

NAYS: None

THE MOTION CARRIED

ZONING CASE NUMBER Z2006281 (Council District 8) – November 7, 2006

The request of Brown, P. C., Applicant, for Steubing Farm, Ltd., Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “R5” Residential Single-Family District (96.04 acres out of NCB 14861), “MF-33” Multi Family District (64.19 acres out of NCB 14861), “C-2” Commercial District (32.186 acres out of NCB 14861) and “C-3” General Commercial District (2.864 acres out of NCB 14861) on 195.28 acres out of NCB 14861, 6425 De Zavala Road. Staff recommended approval.

Partick Christensen, representative, requesting a continuance until November 21, 2006.

The following citizen(s) appeared to speak:

Jim Bruton, spoke in opposition.

Z2006281

COMMISSION ACTION

The motion was made by Commissioner Briones and seconded by Commissioner Marshall to recommend a continuance until November 21, 2006.

AYES: Avila, Robbins, Rodriguez, Gadberry, Marshall, Sherrill, Wright, Martinez, Briones, Gray

NAYS: None

THE MOTION CARRIED

ZONING CASE NUMBER Z2006281 (Council District 8) – November 21, 2006

The request of Brown, P. C., Applicant, for Steubing Farm, Ltd., Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “R-5” Residential Single-Family District (96.04 acres out of NCB 14861), “MF-33” Multi Family District (64.19 acres out of NCB 14861), “C-2” Commercial District (32.186 acres out of NCB 14861) and “C-3” General Commercial District (2.864 acres out of NCB 14861) on 195.28 acres out of NCB 14861, 6425 De Zavala Road. Staff recommended approval.

Ken Brown, representative, to allow for mixed-use development.

The following citizen(s) appeared to speak:

James Bruton, spoke in favor.

Ann Goode, spoke in opposition, however in support of amended request.

Stephanie Dwyer, spoke in opposition, however in support of amended request.

GiGi Garza, spoke in opposition.

Susan Taylor, spoke in opposition.

Robert Paul, spoke in opposition, however in support of amended request.

Ron Longworth, spoke in opposition, however in support of amended request.

Bobbie Miller, spoke in opposition, however in support of amended request.

Sandy Rodriguez, spoke in opposition.

Jerry Cook, spoke in opposition.

Z2006281

Elizabeth Antonio, spoke in opposition.

Jordan White, spoke in opposition, however in support of amended request.

COMMISSION ACTION

The motion was made by Commissioner Briones and seconded by Commissioner Martinez to recommend approval.

AYES: Robbins, Westheimer, Gadberry, Sherrill, Martinez, Briones

NAYS: Avila, Rodriguez, Marshall

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



CITY OF SAN ANTONIO
Request for Council Action

Agenda Item # Z-29
Council Meeting Date: 1/4/2007
RFCA Tracking No: R-854

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 8

SUBJECT:
Zoning Case Z2006281 CD

SUMMARY:

From "R-6" Residential Single-Family District to "R-5" Residential Single-Family District (96.04 acres out of NCB 14861), "MF-25" Multi Family District (50.09 acres out of NCB 14861), "C-2" Commercial District (35.05 acres out of NCB 14861) and "R-4 C" Residential Single-Family District with a conditional use for townhomes (14.10 acres out of NCB 14861).

BACKGROUND INFORMATION:

Zoning Commission Meeting Date: November 21, 2006

Applicant: Brown, P. C.

Owner: Steubing Farm, Ltd.

Property Location: 6425 De Zavala Road

195.28 acres out of NCB 14861

Northwest of the Intersection of De Zavala Road and Babcock Road

Proposal: To allow for mixed use development

Neighborhood Association: Woodthorn, Regency Meadow, Ridgehaven, Oxbow, Oakmont Downs Neighborhood Associations within 200 feet

Neighborhood Plan: None

TIA Statement: A Level 3 Traffic Impact Analysis is required and has been submitted.

ISSUE:

The Woodthorn HOA and the Oxbow Neighborhood Association support the rezoning request. The Regency Meadow HOA, Ridgehaven HOA and the Oakmont Downs HOA were not in favor of the rezoning request.

ALTERNATIVES:

A Denial of the request will not allow the proposed use.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (6-3) recommend approval.

The subject property is currently undeveloped and located northwest of the intersection of De Zavala and Babcock. The property is adjacent to R-6 and R-5 residential zoning to the north, MF-33 and RM-4 zoning to the south and west and C-3 and R-6 zoning to the east. The surrounding land uses consist of undeveloped land to the west, and single-family residential dwellings to the north, south and east.

The applicant's request is to develop a mixed-use community. Medium and high-density developments are encouraged in areas where adequate public facilities and services exist with the capacity to serve development. The site is located in an area where there is accessibility to commercial facilities and traffic circulation to major thoroughfares; De Zavala road (a Secondary Arterial "Type A" street) to the east and Babcock road (a Secondary Arterial "Type A" street) to the south.

The proposed zoning is consistent with the surrounding zoning districts and will not adversely affect the area. The development of a mixed-use community consisting of office and commercial facilities and single-family residential dwellings is appropriate at this location. The existing single-family residential developments that surround the majority of the property, and the single-family residential land use pattern in the general area, are compatible with the zoning request. The proposed single-family residential development will occur closest to the adjacent single-family residences, with an increase in intensity occurring closer to the major arterials. This type of development pattern is common and would not be out of character with the surrounding community. The subject property is also bound by existing commercial zoning to both the south and the east, making commercial development of the property along the major roadways appropriate as well.

ATTACHMENT(S):

File Description	File Name
Zoning Commission Minutes	Z2006281.pdf
Location Map	Z2006281.pdf
Ordinance/Supplemental Documents	200701040042.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director (Interim) Development Services

APPROVED FOR COUNCIL CONSIDERATION:

Jelynn Burley Deputy City Manager

MEETING OF THE CITY COUNCIL

ALAMODOME
ARTS & CULTURAL AFFAIRS
ASSET MANAGEMENT
AVIATION
BUDGET & PERFORMANCE ASSESSMENT
BUILDING INSPECTIONS
HOUSE NUMBERING
CITY ATTORNEY
MUNICIPAL COURT
REAL ESTATE (FASSNIDGE)
REAL ESTATE (WOOD)
RISK MANAGEMENT
CITY MANAGER
SPECIAL PROJECTS
CITY PUBLIC SERVICE - GENERAL MANAGER
CITY PUBLIC SERVICE - MAPS AND RECORDS
CODE COMPLIANCE
COMMERCIAL RECORDER
COMMUNITY INITIATIVES
COMMUNITY RELATIONS
PUBLIC INFORMATION
CONVENTION AND VISITORS BUREAU
CONVENTION CENTER EXPANSION OFFICE
CONVENTION FACILITIES
ECONOMIC DEVELOPMENT
FINANCE - DIRECTOR
FINANCE - ASSESSOR
FINANCE - CONTROLLER
FINANCE - GRANTS
FINANCE - TREASURY
FIRE DEPARTMENT
HOUSING AND COMMUNITY DEVELOPMENT
HUMAN RESOURCES (PERSONNEL)
INFORMATION SERVICES
INTERGOVERNMENTAL RELATIONS
INTERNAL REVIEW
INTERNATIONAL AFFAIRS
LIBRARY
METROPOLITAN HEALTH DISTRICT
MUNICIPAL CODE CORPORATION
MUNICIPAL COURT
PARKS AND RECREATION
MARKET SQUARE
YOUTH INITIATIVES
PLANNING DEPARTMENT
DISABILITY ACCESS OFFICE
LAND DEVELOPMENT SERVICES
POLICE DEPARTMENT
GROUND TRANSPORTATION
PUBLIC WORKS DIRECTOR
CAPITAL PROJECTS
CENTRAL MAPPING
ENGINEERING
ENVIRONMENTAL SERVICES
PARKING DIVISION
REAL ESTATE DIVISION
SOLID WASTE
TRAFFIC ENGINEERING
PURCHASING AND GENERAL SERVICES
SAN ANTONIO WATER SYSTEMS (SAWS)
VIA

AGENDA ITEM NUMBER: 2-29
 DATE: JAN 04 2007
 MOTION: Hall / Waegb
 ORDINANCE NUMBER: 2007-01-04-0042
 RESOLUTION NUMBER: _____
 ZONING CASE NUMBER: Z-2006281 CD
 TRAVEL AUTHORIZATION: 0-8

ROGER G. FLORES District 1			
SHERA W. MCNEEL District 2			
ROLAND GUTIERREZ District 3			
RICHARD DEERZ District 4			
PAFFY RADELE District 5			
DELICIA HERRERA District 6			
ELENA CHAMARRO District 7			
ART A. HALL District 8			
KEVIN A. WOLFE District 9			
CAROLYN "CHIP" HAASE District 10			
PHIL BARTSCHGER Mayor			

em Hall motion to
approve with Deed
Restrictions