

AN ORDINANCE **51384**

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN.

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

SECTION 1. That Section 42-22 of Chapter 42 of the City Code that constitutes the comprehensive zoning ordinance of the City of San Antonio be and the same is hereby amended, so that it shall hereafter include the following described changes in classification and the rezoning of the hereinafter designated property, to-wit:

(CASE NO. 7787)

The rezoning and reclassification of property from "A" Single Family Residential District to "B-1" and "B-2" Business District, "P-1(R-1)" Planned Unit Development Single Family Residential District, "P-1(R-2)" Planned Unit Development Two Family Residential District, "P-1(R-3)" Planned Unit Development Multiple Family Residential District, listed below as follows:

"A" to "B-1"

A 29.442 acre tract of land out of NCB 12164, being further described by field notes filed in the Office of the City Clerk
In the 4300 Block of Harry Wurzbach Highway

"A" to "B-2"

A 7.603 acre tract of land out of NCB 12164, being further described by field notes filed in the Office of the City Clerk

"A" to "B-2"

A 26.644 acre tract of land out of NCB 12164, being further described by field notes filed in the Office of the City Clerk
In the 4200 Block of Harry Wurzbach Highway

"A" to "P-1(R-1)"

A 134.265 acre tract of land out of NCB 12164, being further described by field notes filed in the Office of the City Clerk
In the 700 Block of Ira Lee

"A" to "P-1(R-2)"

A 148.155 acre tract of land out of NCB 12164, being further described by field notes filed in the Office of the City Clerk
In the 700 Block of Ira Lee

"A" to "P-1(R-3)"

A 10.725 acre tract of land out of NCB 12164, being further described by field notes filed in the Office of the City Clerk
In the 4100 Block of Harry Wurzbach Highway

Provided that proper platting in accordance with the Planned Unit Development Ordinance, is accomplished.

SECTION 2. That all other provisions of said Chapter 42, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 42-11.

SECTION 3. That the Director of Building and Zoning Administration shall change his records and zoning maps in accordance herewith and the same shall be available and open to the public for inspection.

PASSED AND APPROVED this 18th day of Oct., 19 79

Lila Cockrell
M A Y O R

ATTEST: *G. V. Jackson*
C i t y C l e r k

79-49

APPROVED AS TO FORM: *James A. [Signature]*
C i t y A t t o r n e y

DISTRIBUTION

AVIATION	
BUDGET & RESEARCH	
BUILDING & ZONING	3
CITY WATER BOARD	
CITIZEN ACTION & PUBLIC INFORMATION	
COMMERCIAL RECORDER	1
CONVENTION BUREAU	
CONVENTION CENTER	
ECONOMIC & EMPLOYMENT DEVELOPMENT	
EQUAL EMPLOYMENT OPPORTUNITY	
FINANCE DIRECTOR	
ASSESSOR	1
CONTROLLER	
TREASURY DIVISION	
FINANCE - GRANT SECTION	
INTERNAL AUDIT	
PROPERTY RECORDS	
FIRE CHIEF	
HEALTH DIRECTOR	
HEMISFAIR PLAZA	
HUMAN RESOURCES	
LEGAL - CITY ATTORNEY	
LIBRARY DIRECTOR	
MARKET SQUARE	
MUNICIPAL COURTS	
PARKS & RECREATION DEPT.	
PERSONNEL DIRECTOR	
PLANNING	1
POLICE CHIEF	
PRESS ROOM	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIVISION	
ENGINEERING - SEWERS	
RIGHT OF WAY & LAND ACQUISITION	
PURCHASING	
TRAFFIC & TRANSPORTATION	

ITEM NO. 9.
 DATE: OCT 18 1979

MEETING OF THE CITY COUNCIL
 MOTION BY: Dutmer SECONDED BY: Alberete

ORD. NO. 51384 ZONING CASE 7787

RESOL. _____ PETITION _____

COUNCIL MEMBER	ROLL CALL	AYE	NAY
HENRY G. CISNEROS PLACE 1		✓	
JOE WEBB PLACE 2		✓	
HELEN DUTMER PLACE 3		✓	
FRANK D. WING PLACE 4		✓	
BERNARDO EURESTE PLACE 5		✓	
BOB THOMPSON PLACE 6		✓	
JOE ALDERETE, JR. PLACE 7		✓	
GENE CANAVAN PLACE 8		✓	
VAN ARCHER PLACE 9		✓	
JOHN STEEN PLACE 10		✓	
LILA COCKRELL PLACE 11 (MAYOR)		✓	

Resolved that proper planning in accordance with the PLD Ordinance is accomplished.

79-49

FIELD NOTES
FOR
TRACT I

Being an 18.076-acre parcel of land out of N.C.B. 12160 and N.C.B. 12164 out of the Oakwell Farm Property, formerly belonging to Edgar G. Tobin and being out of the Gonifacia Rodriguez Survey 131, Abstract No. 621, San Antonio, Bexar County, Texas, and being further described as follows:

BEGINNING: At a point for the westernmost corner of this tract, said point being the westernmost corner of said Oakwell Farm Property, said point also being on the east R.O.W. line of Harry Wurzbach Highway;

THENCE: With the northern boundary line of said Oakwell Farm Property, the following courses and distances:
N 70°45'27" E 346.21 feet, N 18°46'55" W 199.93 feet,
N 79°44'55" E 404.63 feet to the P.C. of a curve to the right;

THENCE: Departing from the northwest property line of said Oakwell Farm Property and with said curve to the right, whose tangent bears S 69°16'05" E, whose radius is 1600.00 feet, whose central angle is 22°06'11" a distance of 617.23 feet to the P.T. of said curve;

THENCE: S 24°00'00" E a distance of 225.00 feet;

THENCE: S 60°21'00" E a distance of 236.73 feet to an angle point;

THENCE: S 17°35'36" W a distance of 114.62 feet to an angle point;

THENCE: S 81°36'30" W a distance of 315.58 feet to an angle point;

THENCE: S 89°05'15" W a distance of 1045.07 feet to a point for a southwest corner to this tract, said point being on the east R.O.W. line of Harry Wurzbach Road;

THENCE: With the east R.O.W. line of Harry Wurzbach Road, the following courses and distances: N 00°13'41" W 81.50 feet, N 06°14'26" W 36.15 feet, N 14°17'45" W 271.90 feet to the Point of Beginning and containing 18.076 acres of land, more or less.

FIELD NOTES
 FOR
 TRACT II

Being a 40.671-acre parcel of land out of N.C.B. 12160 and N.C.B. 12164 out of the Oakwell Farm Property, formerly belonging to Edgar G. Tobin and being out of the Gonifacia Rodriguez Survey No. 131, Abstract No. 621, San Antonio, Bexar County, Texas, and being further described as follows:

- BEGINNING:** At a point for the northernmost corner of this tract, said point being on the southwest R.O.W. line of Ira Lee Road, said point also being the northernmost corner of said Oakwell Farm Property;
- THENCE:** With the southwest R.O.W. line of Ira Lee Road, the following courses and distances: S 50°02'26" E 131.51 feet, S 52°51'39" E 461.18 feet, S 55°09'21" E 209.17 feet, S 56°33'11" E 816.98 feet to a point for the easternmost corner of this tract;
- THENCE:** Departing from the southwest R.O.W. line of Ira Lee Road S 33°26'49" W a distance of 10.00 feet to the P.C. of a curve to the right;
- THENCE:** With said curve to the right whose radius is 506.14 feet, whose central angle is 31°33'11" a distance of 278.74 feet to the P.T. of said curve;
- THENCE:** S 65°00'00" W a distance of 163.39 feet to the P.C. of a curve to the left;
- THENCE:** With said curve to the left whose radius is 600.00 feet, whose central angle is 46°38'00" a distance of 488.34 feet to the P.T. of said curve;
- THENCE:** S 18°22'00" W a distance of 106.52 feet to the P.C. of a curve to the left;
- THENCE:** With said curve to the left whose tangent bears N 79°21'52" W whose central angle is 19°01'38", whose radius is 1450.00 feet a distance of 481.53 feet to the P.T. of said curve;
- THENCE:** S 81°36'30" W a distance of 19.71 feet to an angle point;
- THENCE:** N 17°35'36" E a distance of 114.62 feet to an angle point;
- THENCE:** N 60°21'00" W a distance of 236.73 feet to an angle point;
- THENCE:** N 24°00'00" W a distance of 225.00 feet to the P.C. of a curve to the left;

Field Notes for Tract II
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THENCE: With said curve to the left whose tangent bears N $47^{\circ}09'54''$ W whose radius is 1600.00 feet, whose central angle is $22^{\circ}06'11''$ a distance of 617.23 feet to the P.T. of said curve, said point being the westernmost corner of this tract, said point also being on the northwest property line of the said Oakwell Farm Property;

THENCE: With the northwest property line of said Oakwell Farm Property, the following courses and distances:
N $06^{\circ}13'29''$ E 431.52 feet, N $06^{\circ}07'52''$ E 225.74 feet, S $61^{\circ}32'53''$ E 152.80 feet, S $69^{\circ}10'40''$ E 103.85 feet, N $05^{\circ}59'07''$ E 131.56 feet to the P.C. of a curve to the left whose tangent bears S $75^{\circ}27'55''$ E, whose central angle is $61^{\circ}00'08''$, whose radius is 221.28 feet a distance of 235.59 feet, N $43^{\circ}31'57''$ E 203.87 feet to the Point of Beginning and containing 40.671 acres of land, more or less.

FIELD NOTES
 FOR
 TRACT III

Being a 26.576-acre parcel of land out of N.C.B. 12164 out of the Oakwell Farm Property, formerly belonging to Edgar G. Tobin and being out of the Gonifacia Rodriguez Survey No. 131, Abstract No. 621, San Antonio, Bexar County, Texas, and being further described as follows:

- BEGINNING:** At a point for the easternmost corner of this tract, said point being on the west R.O.W. line of Ira Lee Road, said point also being the following courses and distances from a cutoff at the intersection of the west R.O.W. line of Ira Lee Road and the northwest R.O.W. line of U.S. Highway 81: N 12°03'30" E 326.66 feet, N 08°46'48" E 151.17 feet, N 08°05'04" E 164.33 feet to the P.C. of a curve to the left whose radius is 1994.97 feet, whose central angle is 13°43'59" a distance of 478.17 feet, N 22°47'06" W a distance of 1263.87 feet to the said Point of Beginning;
- THENCE:** In a northwesterly direction with the west R.O.W. line of Ira Lee the following courses and distances: N 22°47'06" W 270.00 feet to the P.C. of a curve to the left, whose radius is 594.59 feet, whose central angle is 33°45'52" a distance of 350.39 feet, N 56°33'11" W a distance of 710.00 feet to the northernmost corner of this tract;
- THENCE:** Departing from the southwest R.O.W. line of Ira Lee Road, S 33°26'49" W a distance of 10.00 feet to the P.C. of a curve to the right;
- THENCE:** With said curve to the right, whose radius is 506.14 feet, whose central angle is 31°33'11" a distance of 278.74 feet to the P.T. of said curve;
- THENCE:** S 65°00'00" W a distance of 163.39 feet to the P.C. of a curve to the left;
- THENCE:** With said curve to the left whose radius is 600.00 feet, whose central angle is 46°38'00" a distance of 488.34 feet to the P.T. of said curve;
- THENCE:** S 18°22'00" W a distance of 106.52 feet to the P.C. of a curve to the right;
- THENCE:** With said curve to the right whose tangent bears S 79°21'52" E, whose radius is 1450.00 feet, whose central angle is 32°21'52" a distance of 819.06 feet to the P.T. of said curve;

Field Notes for Tract III

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- THENCE: S 47°00'00" E a distance of 120.70 feet to the P.C. of a curve to the right;
- THENCE: With said curve to the right whose radius is 950.00 feet, whose central angle is 20°48'21" a distance of 344.97 feet to the P.T. of said curve, said point also being the southernmost corner of this tract;
- THENCE: N 40°02'00" E a distance of 261.84 feet to the P.C. of a curve to the right;
- THENCE: With said curve to the right whose radius is 1179.63 feet, whose central angle is 27°10'54" a distance of 559.63 feet to the Point of Beginning and containing 26.576 acres of land, more or less.

FIELD NOTES
 FOR
 TRACT IV

Being a 50.958-acre parcel of land out of N.C.B. 12164 out of the Oakwell Farm Property, formerly belonging to Edgar G. Tobin and being out of the Gonifacia Rodriguez Survey No. 131, Abstract No. 621, San Antonio, Bexar County, Texas, and being further described as follows:

- BEGINNING:** At a point for the easternmost corner of this tract, said point being on the west R.O.W. line of Ira Lee Road, said point also being the following courses and distances from the intersection of the northwest R.O.W. line of U.S. Highway No. 81 and the west R.O.W. line of Ira Lee Road: N 12°03'30" E 326.66 feet, N 08°46'48" E 151.17 feet, N 08°05'04" E a distance of 164.33 feet to the P.C. of a curve to the left whose radius is 1994.97 feet, whose central angle is 10°34'27" a distance of 368.18 feet to said Point of Beginning;
- THENCE:** With the west R.O.W. line of Ira Lee and with the curve to the left whose tangent bears N 02°29'23" W, whose radius is 1994.97 feet, whose central angle is 03°09'32" a distance of 109.99 feet to the P.T. of said curve;
- THENCE:** With the west R.O.W. line of Ira Lee the following distances and courses: N 05°38'55" W a distance of 539.66 feet to the P.C. of a curve to the left whose radius is 678.04 feet, whose central angle is 17°08'24" a distance of 202.84 feet, N 22°47'06" W a distance of 1263.87 feet to the northernmost corner of this tract;
- THENCE:** Departing from the west R.O.W. line of Ira Lee Road and with a curve to the left whose tangent bears S 67°12'54" W, whose radius is 1179.63 feet, whose central angle is 27°10'54" a distance of 559.63 feet to the P.T. of said curve;
- THENCE:** S 40°02'00" W a distance of 261.84 feet to the P.C. of a curve to the right;
- THENCE:** With said curve to the right, whose tangent bears S 26°11'39" E, whose radius is 950.00 feet, whose central angle is 41°11'39" a distance of 683.03 feet to the P.T. of said curve;
- THENCE:** S 15°00'00" W a distance of 517.75 feet to the P.C. of a curve to the left;

Field Notes for Tract IV
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- THENCE: With said curve to the left, whose radius is 1170.00 feet, whose central angle is $54^{\circ}36'43''$ a distance of 1115.20 feet to the P.T. of said curve;
- THENCE: N $82^{\circ}17'29''$ E a distance of 51.03 feet to an angle point;
- THENCE: N $60^{\circ}36'00''$ E a distance of 285.00 feet;
- THENCE: N $21^{\circ}30'00''$ E a distance of 277.00 feet;
- THENCE: N $27^{\circ}13'00''$ W a distance of 230.00 feet to the P.C. of a curve to the right;
- THENCE: With said curve to the right whose tangent bears N $64^{\circ}30'44''$ E, whose radius is 1300.00 feet, whose central angle is $25^{\circ}29'16''$ a distance of 578.30 feet to the P.T. of said curve;
- THENCE: East a distance of 200.23 feet to the Point of Beginning and containing 50.958 acres of land, more or less;

FIELD NOTES
FOR
TRACT V

Being a 19.501-acre parcel of land out of the N.C.B. 12164 out of the Oakwell Farm Property, formerly belonging to Edgar G. Tobin and being out of the Gonifacia Rodriguez Survey No. 131, Abstract No. 621, San Antonio, Bexar County, Texas and being further described as follows:

- BEGINNING: At a point for the southernmost corner of this tract, said point being on the northwest R.O.W. line of U.S. Highway No. 81, said point also being N 53°31'21" E a distance of 52.00 feet from the intersection of the northwest R.O.W. line of U.S. Highway No. 81 and the southern property line of the Oakwell Farm Property;
- THENCE: With the northwest R.O.W. line of U.S. Highway No. 81 the following courses and distances: N 53°31'21" E 124.63 feet, N 49°05'02" E 15.59 feet, N 42°32'12" E 327.41 feet, N 33°13'08" E 18.22 feet to a point for the intersection of the northwest R.O.W. line of U.S. Highway No. 81 and the west R.O.W. line of Ira Lee Road;
- THENCE: With the west R.O.W. line of Ira Lee Road N 12°03'30" E a distance of 326.66 feet, N 08°46'48" E 151.17 feet, N 08°05'04" E 164.33 feet to the P.C. of a curve to the left whose radius is 1994.97 feet, whose central angle is 10°34'27" a distance of 368.18 feet to the P.T. of said curve;
- THENCE: Departing from the west R.O.W. line of Ira Lee Road west 200.23 feet to the P.C. of a curve to the left;
- THENCE: With said curve to the left, whose radius is 1300 feet whose central angle is 25°29'16" a distance of 578.30 feet to the P.T. of said curve;
- THENCE: S 27°13'00" E a distance of 230.00 feet to an angle point;
- THENCE: S 21°30'00" W a distance of 277.00 feet to an angle point;
- THENCE: S 60°36'00" W a distance of 285.00 feet to an angle point;
- THENCE: S 82°17'29" W a distance of 51.03 feet to the P.C. of a curve to the left;
- THENCE: With said curve to the left, whose tangent bears S 39°36'43" E, whose radius is 1170.00 feet and whose central angle is 04°25'17" a distance of 30.29 feet to

Field Notes for Tract V
Page 2

the P.T. of said curve.

THENCE: S 44°02'00" E a distance of 746.61 feet to the Point of Beginning and containing 19.501 acres of land, more or less.

FIELD NOTES
 FOR
 TRACT VI

Being a 45.900-acre parcel of land out of N.C.B. 12164 out of the Oakwell Farm Property, formerly belonging to Edgar G. Tobin and being out of the Gonifacia Rodriguez Survey No. 131, Abstract No. 621, San Antonio, Bexar County, Texas, and being further described as follows:

- BEGINNING: At a point for a southeast corner to this tract, said point being N 53°31'21" E 52.00 feet, N 44°02'00" W a distance of 595.89 feet from the southeast corner of the Oakwell Farm Property;
- THENCE: S 59°58'00" W a distance of 314.32 feet to an angle point;
- THENCE: N 73°16'00" W a distance of 810.00 feet to the P.C. of a curve to the right;
- THENCE: With said curve to the right whose radius is 698.29 feet, whose central angle is 68°00'00" a distance of 828.74 feet to the P.T. of said curve;
- THENCE: N 05°16'00" W a distance of 393.71 feet to an angle point;
- THENCE: N 08°50'00" W a distance of 593.60 feet to the northwest corner of this tract;
- THENCE: N 89°44'00" E a distance of 1393.89 feet to an angle point, said point being the northeast corner to this tract;
- THENCE: S 15°00'00" W a distance of 456.75 feet to the P.C. of a curve to the left;
- THENCE: With said curve to the left whose radius is 1170.00 feet, whose central angle is 59°02'00" a distance of 1205.48 feet to the P.T. of said curve;
- THENCE: S 44°02'00" E a distance of 150.72 feet to the Point of Beginning and containing 45.90 acres of land, more or less.

FIELD NOTES
 FOR
 TRACT VII

A 44.054-acre parcel of land out of N.C.B. 12164 out of the Oakwell Farm Property, formerly belonging to Edgar G. Tobin and being out of the Gonifacia Rodriguez Survey No. 131, Abstract No. 621, San Antonio, Bexar County, Texas and being further described as follows:

- BEGINNING: At a point for the southeast corner of this tract, said point being the following courses and distances from the intersection of the southern property line of said Oakwell Farm Property and the northwest R.O.W. line of U.S. Highway 81: N 53°31'21" E with the northwest R.O.W. line of U.S. Highway 81, a distance of 52.00 feet, departing from the northwest R.O.W. line of U.S. Highway 81 N 44°02'00" W 746.61 feet to the P.C. of a curve to the right whose radius is 1170.00 feet, whose central angle is 59°02'00" a distance of 1205.48 feet, N 15°00'00" E 456.75 feet to said Point of Beginning;
- THENCE: S 89°44'00" W a distance of 1393.89 feet to a point for a southwest corner to this tract;
- THENCE: N 08°50'00" W a distance of 1351.83 feet to an angle point;
- THENCE: N 17°35'36" E a distance of 129.80 feet to an angle point;
- THENCE: N 81°36'30" E a distance of 19.71 feet to the P.C. of a curve to the right;
- THENCE: With said curve to the right whose radius is 1450.00 feet, whose central angle is 51°23'30" a distance of 1300.58 feet to the P.T. of said curve;
- THENCE: S 47°00'00" E a distance of 120.70 feet to the P.C. of a curve to the right;
- THENCE: With said curve to the right whose radius is 950.00 feet, whose central angle is 62°00'00" a distance of 1028.00 feet to the P.T. of said curve;
- THENCE: S 15°00'00" W a distance of 61.00 feet to the Point of Beginning and containing 44.054 acres of land, more or less.

FIELD NOTES
 FOR
 TRACT VIII

Being an 11.366-acre parcel of land out of N.C.B. 12164 out of the Oakwell Farm Property, formerly belonging to Edgar G. Tobin and being out of the Gonifacia Rodriguez Survey No. 131, Abstract No. 621, San Antonio, Bexar County, Texas, and being further described as follows:

BEGINNING: At a point for the westernmost corner of this tract, said point being the following courses and distances from the intersection of the southern property line of said Oakwell Farm Property and the east R.O.W. line of Harry Wurzbach Highway: N 00°14'23" W 444.00 feet, N 20°56'05" W 107.00 feet, N 00°08'05" W 1184.00 feet, N 02°36'55" E 22.59 feet; East 282.00 feet to the P.C. of a curve to the left, whose radius is 743.00 feet, whose central angle is 22°15'46" a distance of 288.70 feet to said Point of Beginning:

THENCE: With the curve to the left, whose tangent bears N 67°44'14" E, whose radius is 743.00 feet, whose central angle is 59°44'14" a distance of 774.66 feet to the P.C.C. of a curve to the left;

THENCE: With said curve to the left, whose tangent bears N 08°00'00" E, whose radius is 494.85 feet, whose central angle is 04°15'40" a distance of 36.80 feet to the P.T. of said curve;

THENCE: N 85°18'00" E a distance of 440.60 feet to the north-east corner of this tract;

THENCE: S 08°50'00" E a distance of 761.83 feet to the south-east corner of this tract;

THENCE: S 89°40'00" W a distance of 935.00 feet to the south-west corner of this tract;

THENCE: N 38°00'00" W a distance of 128.58 feet to the Point of Beginning and containing 11.366 acres of land, more or less

FIELD NOTES
 FOR
 TRACT IX

Being a 7.603-acre parcel of land out of N.C.B. 12164 out of the Oakwell Farm Property, formerly belonging to Edgar G. Tobin and being out of the Gonifacia Rodriguez Survey No. 131, Abstract No. 621, San Antonio, Bexar County, Texas, and being further described as follows:

- BEGINNING: At a point for the northwest corner of this tract, said point being the following courses and distances from the northwest corner of the said Oakwell Farm Property: S 14°17'45" E with the east R.O.W. line of Harry Wurzbach Highway a distance of 271.90 feet to an angle point in said R.O.W.;
- THENCE: S 06°14'26" E a distance of 36.15 feet to an angle point in said R.O.W.;
- THENCE: S 00°13'41" E 81.50 feet, departing from the east R.O.W. line of Harry Wurzbach Highway N 89°05'15" E a distance of 804.80 feet to said Point of Beginning;
- THENCE: N 89°05'15" E a distance of 240.27 feet to an angle point;
- THENCE: N 81°36'30" E a distance of 315.58 feet to the northernmost corner of this tract;
- THENCE: S 17°35'36" W a distance of 129.80 feet to an angle point;
- THENCE: S 08°50'00" E a distance of 590.00 feet to the southeast corner of this tract;
- THENCE: S 85°18'00" W a distance of 440.60 feet to the P.C. of a curve to the left;
- THENCE: With said curve to the left whose tangent bears N 03°44'20" E, whose radius is 494.85 feet, whose central angle is 25°11'20" a distance of 217.55 feet to the P.T. of said curve;
- THENCE: N 21°27'00" W a distance of 302.69 feet to the P.C. of a curve to the right;
- THENCE: With said curve to the right whose radius is 300.00 feet, whose central angle is 21°27'00" a distance of 112.31 feet to the P.T. of said curve;
- THENCE: Due north a distance of 88.29 feet to the Point of Beginning and containing 7.603 acres of land, more or less.

FIELD NOTES
 FOR
 TRACT X

Being a 26.644-acre parcel of land out of N.C.B. 12164 out of the Oakwell Farm Property, formerly belonging to Edgar G. Tobin and being out of the Gonifacia Rodriguez Survey No. 131, Abstract No. 621, San Antonio, Bexar County, Texas, and being further described as follows:

- BEGINNING: At a point for the northwest corner of this tract, said point being on the east R.O.W. line of Harry Wurzbach Highway and the following courses and distances from the northwest corner of the said Oakwell Farm Property:
 S 14°17'45" E a distance of 271.90 feet to an angle point in said R.O.W., S 06°14'26" E a distance of 36.15 feet to an angle point in said R.O.W.;
- THENCE: S 00°13'41" E a distance of 81.50 feet to the said Point of Beginning;
- THENCE: N 89°05'15" E a distance of 804.80 feet to the northeast corner of this tract;
- THENCE: Due south a distance of 88.29 feet to the P.C. of a curve to the left;
- THENCE: With said curve to the left, whose radius is 300.00 feet, whose central angle is 21°27'00" a distance of 112.31 feet to the P.T. of said curve;
- THENCE: S 21°27'00" E a distance of 302.69 feet to the P.C. of a curve to the right;
- THENCE: With said curve to the right, whose radius is 494.85 feet, whose central angle is 29°27'00" a distance of 254.35 feet to the P.C.C. of a curve to the right;
- THENCE: With said curve to the right, whose tangent bears S 08°00'00" W, whose radius is 743.00 feet, whose central angle is 82°00'00" a distance of 1063.36 feet to the P.T. of said curve;
- THENCE: Due west a distance of 282.00 feet to a point for the southwest corner of this tract, said point being on the east R.O.W. line of Harry Wurzbach Highway;
- THENCE: With the east R.O.W. line of Harry Wurzbach Highway, the following courses and distances: N 02°36'55" E 294.83 feet, N 23°24'55" E 107.00 feet, N 00°13'41" W a distance of 963.63 feet to the Point of Beginning and containing 26.644 acres of land, more or less.

FIELD NOTES
FOR
TRACT XI

Being a 19.265-acre parcel of land out of N.C.B. 12164 out of the Oakwell Farm Property, formerly belonging to Edgar G. Tobin and being out of the Gonifacia Rodriguez Survey No. 131, Abstract No. 621, San Antonio, Bexar County, Texas, and being further described as follows:

- BEGINNING: At a point on the east R.O.W. line of Harry Wurzbach Highway, said point being N 00°14'23" W 444.00 feet, N 20°56'05" W 107.00 feet, N 00°08'05" W a distance of 629.99 feet from the southwest corner of the Oakwell Farm Property;
- THENCE: With the east R.O.W. line of Harry Wurzbach Highway N 00°08'05" W a distance of 554.00 feet to an angle point in said R.O.W.;
- THENCE: With the east R.O.W. line of Harry Wurzbach Highway N 02°36'55" E a distance of 22.59 feet to a point for the northwest corner of this tract;
- THENCE: Departing from the east R.O.W. line of Harry Wurzbach Highway east a distance of 282.00 feet to the P.C. of a curve to the left;
- THENCE: With said curve to the left whose radius is 743.00 feet, whose central angle is 19°36'02" a distance of 254.18 feet to the P.T. of said curve;
- THENCE: S 38°00'00" E a distance of 235.42 feet to an angle point;
- THENCE: S 34°12'00" E a distance of 414.90 feet;
- THENCE: S 13°40'00" E a distance of 266.00 feet to an angle point;
- THENCE: S 24°30'00" W a distance of 150.00 feet to an angle point;
- THENCE: South a distance of 138.51 feet to an angle point;
- THENCE: S 80°32'00" W a distance of 402.57 feet to the P.C. of a curve to the right;
- THENCE: With said curve to the right, whose radius is 318.36 feet, whose central angle is 44°15'00" a distance of 245.87 feet to the P.T. of said curve;
- THENCE: N 55°13'00" W a distance of 158.00 feet to an angle point;

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THENCE: N 15°30'00" W a distance of 300.00 feet to an angle point;

THENCE: N 41°47'00" W a distance of 103.21 feet to the Point of Beginning and containing 19.265 acres of land, more or less.

FIELD NOTES
FOR
TRACT XII

Being a 17.906-acre parcel of land out of N.C.B. 12164 out of the Oakwell Farm Property, formerly belonging to Edgar G. Tobin and being out of the Gonifacia Rodriguez Survey No. 131, Abstract No. 621, San Antonio, Bexar County, Texas, and being further described as follows:

- BEGINNING: At a point for the westernmost corner of this tract, said point being the following courses and distances from the intersection of the south property line of the said Oakwell Farm Property and the east R.O.W. line of the Harry Wurzbach Highway: N 00°14'23" W a distance of 444.00 feet, N 20°56'05" W 107.00 feet, N 00°08'05" W a distance of 1184.00 feet, N 02°36'55" E 22.59 feet, due east a distance of 282.00 feet to the P.C. of a curve to the left, whose radius is 743.00 feet, whose central angle is 19°36'02" a distance of 254.18 feet to the said Point of Beginning;
- THENCE: With the curve to the left whose tangent bears 70°23'58" whose radius is 743.00 feet, whose central angle is 02°39'44" a distance of 34.52 feet to the P.T. of said curve;
- THENCE: S 38°00'00" E a distance of 128.58 feet to an angle point;
- THENCE: N 89°40'00" E a distance of 935.00 feet to the northeast corner of this tract;
- THENCE: S 08°50'00" E a distance of 593.60 feet to an angle point;
- THENCE: S 05°16'00" E a distance of 393.71 feet to a point for the southeast corner of this tract;
- THENCE: Due west a distance of 794.88 feet to the southwest corner of this tract;
- THENCE: Due north a distance of 138.51 feet to an angle point;
- THENCE: N 24°30'00" E a distance of 150.00 feet to an angle point;
- THENCE: N 13°40'00" W a distance of 266.00 feet to an angle point;
- THENCE: N 34°12'00" W a distance of 414.90 feet to an angle point;

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THENCE: N 38°00'00" W a distance of 235.42 feet to the Point of Beginning and containing 17.906 acres of land, more or less.

FIELD NOTES
 FOR
 TRACT XIII

Being a 36.863-acre parcel of land out of N.C.B. 12164 out of the Oakwell Farm Property, formerly belonging to Edgar G. Tobin and being out of the Gonifacia Rodriguez Survey No. 131, Abstract No. 621, San Antonio, Bexar County, Texas, and being further described as follows:

- BEGINNING: At a point for a southeast corner to this tract, said point being on the south property line of the said Oakwell Farm Property, said point also being on the northwest R.O.W. line of U.S. Highway No. 81;
- THENCE: With the south property line of the Oakwell Farm Property the following courses and distances: S 89°53'09" W 1776.51 feet, N 00°11'29" W 415.89 feet, S 89°52'31" W a distance of 539.67 feet to an angle point;
- THENCE: Departing from the south property line of said Oakwell Farm Property N 36°07'29" W a distance of 365.00 feet to an angle point;
- THENCE: North a distance of 113.15 feet to an angle point;
- THENCE: S 87°15'00" W a distance of 350.00 feet to an angle point;
- THENCE: S 80°32'00" W a distance of 104.03 feet to the P.C. of a curve to the right;
- THENCE: With said curve to the right whose radius is 626.62 feet, whose central angle is 44°15'00" a distance of 483.95 feet to the P.T. of said curve;
- THENCE: N 55°13'00" W a distance of 209.78 feet to a point on the east R.O.W. line of Harry Wurzbach Highway;
- THENCE: With the east R.O.W. line of Harry Wurzbach Highway N 00°08'05" W a distance of 574.01 feet to the northernmost corner of this tract;
- THENCE: Departing from the east R.O.W. line of Harry Wurzbach Highway S 41°47'00" E a distance of 103.21 feet to an angle point;
- THENCE: S 15°30'00" E a distance of 300.00 feet to an angle point;
- THENCE: S 55°13'00" E a distance of 158.00 feet to a P.C. of a curve to the left;

Field Notes for Tract XIII
Page 2

- THENCE: With said curve to the left whose radius is 318.36 feet, whose central angle is $44^{\circ}15'00''$ a distance of 245.87 feet to the P.T. of said curve;
- THENCE: N $80^{\circ}32'00''$ E a distance of 402.57 feet to an angle point;
- THENCE: East a distance of 794.88 feet to the P.C. of a curve to the left;
- THENCE: With said curve to the left whose tangent bears S $05^{\circ}16'00''$ E whose radius is 698.29 feet whose central angle is $68^{\circ}00'00''$ a distance of 828.74 feet to the P.T. of said curve;
- THENCE: S $73^{\circ}16'00''$ E a distance of 810.00 feet to an angle point;
- THENCE: N $59^{\circ}58'00''$ E a distance of 314.32 feet to an angle point;
- THENCE: S $44^{\circ}02'00''$ E a distance of 595.89 feet to a point on the northwest R.O.W. line of U.S. Highway No. 81;
- THENCE: With the northwest R.O.W. line of U.S. Highway No. 81 S $53^{\circ}31'21''$ W a distance of 52.00 feet to the Point of Beginning, and containing 36.863 acres of land, more or less.

FIELD NOTES
 FOR
 TRACT XIV

Being a 10.725-acre parcel of land out of N.C.B. 12164 out of the Oakwell Farm Property, formerly belonging to Edgar G. Tobin and being out of the Gonifacia Rodriguez Survey No. 131, Abstract No. 621, San Antonio, Bexar County, Texas, and being further described as follows:

BEGINNING: At a point for the southwest corner of this tract, said point being the southwest corner of the said Oakwell Farm Property, said point also being on the east R.O.W. line of Harry Wurzbach Highway;

THENCE: With the east R.O.W. line of Harry Wurzbach Highway, the following courses and distances: N 00°14'23" W 444.00 feet, N 20°56'05" W 107.00 feet, N 00°08'05" W 55.98 feet to the northernmost corner of this tract;

THENCE: Departing from the east R.O.W. line of Harry Wurzbach Road S 55°13'00" E a distance of 209.78 feet to the P.C. of a curve to the left;

THENCE: With said curve to the left whose radius is 626.62 feet, whose central angle is 44°15'00" a distance of 483.95 feet to the P.T. of said curve;

THENCE: N 80°32'00" E a distance of 104.03 feet to an angle point;

THENCE: N 87°15'00" E a distance of 350.00 feet to an angle point;

THENCE: South a distance of 113.15 feet to an angle point;

THENCE: S 36°07'29" E a distance of 365.00 feet to an angle point, said point being on the south property line of the Oakwell Farm Property;

THENCE: With the south property line of the said Oakwell Farm Property S 89°52'31" W a distance of 1260.00 feet to the Point of Beginning and containing 10.725 acres of land, more or less.

JOB NO: 1474-01-20
 DATE: June 15, 1979

July 6, 1979

City of San Antonio
Building and Zoning Department
P.O. Box 9066
San Antonio, Texas 78285

Attention: Mr. John Bilotta

Regarding: Oakwell Farms

Gentlemen:

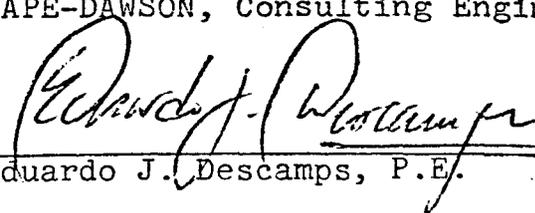
As you know, it is very difficult to prepare a staging plan on a site this large, since market requirements may change with the years. Therefore, as of now it is our intention to develop the above referenced project as follows:

Unit-1	Tract X	Convenience, Retail, Specialty Retail & Garden Offices
Unit-2	Tract XIII	Cluster Housing Area
Unit-3	Tract V	Community Center
Unit-4	Tract IX	Offices
Unit-5	Tract I	Offices
Unit-6	Tract VIII	Cluster Housing Area
Unit-7	Tract II	Cluster Housing Area
Unit-8	Tract III	Cluster Housing Area
Unit-9	Tract IV	Single-Family Housing Area
Unit-10	Tract VII	Cluster Housing Area
Unit-11	Tract VI	Single-Family Housing Area
Unit-12	Tract XII	Single-Family Housing Area
Unit-13	Tract XIV	Condominium Area
Unit-14	Tract XI	Conference Center

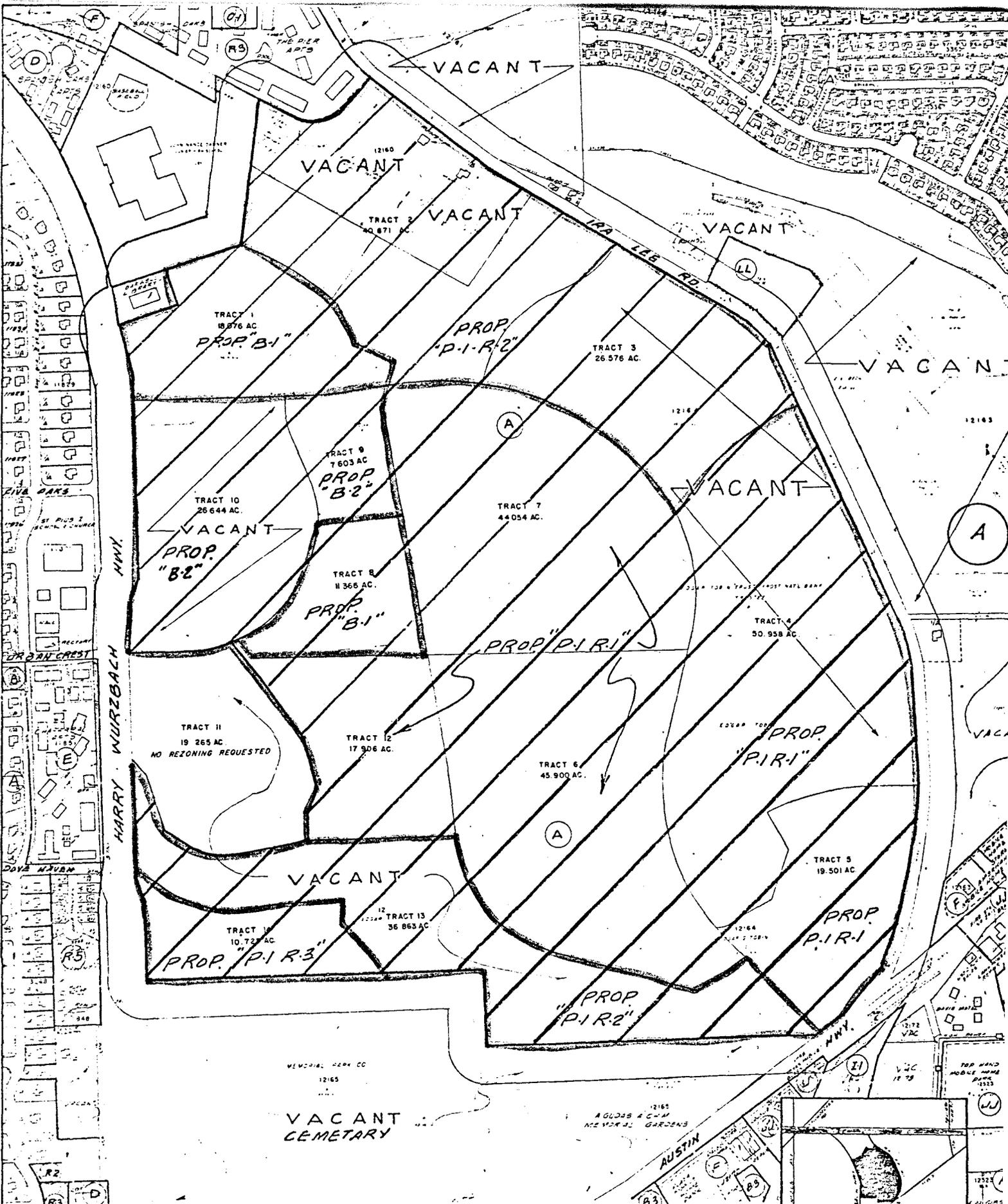
If you have any questions regarding the above information, please feel free to call us.

Respectfully yours,

PAPE-DAWSON, Consulting Engineers


Eduardo J. Descamps, P.E.

EJD:rp



ZONING CASE 7787
 CITY COUNCIL DIST NO. 10
 REQUESTED ZONING CHANGE
 FROM MOBILE HOMES DIST.
 DATE OCT. 18, 1979
 SCALE

TO: "B-2" BUS DIST. B
 P-1(R-1) SINGLE FAM., P-1(R-2)
 TWO FAM. & P-1 (R-3) MULTI-FAM.
 RES. PLANNED UNIT DIST.

