

STRATEGIC PARTNERSHIP AGREEMENT  
BETWEEN THE CITY OF SAN ANTONIO, TEXAS AND  
THE BOERNE STAGE ROAD SPECIAL IMPROVEMENT DISTRICT

STATE OF TEXAS           §  
                                     §  
COUNTY OF BEXAR       §

This Strategic Partnership Agreement (this "Agreement") is entered into by and between the City of San Antonio, Texas (the "City") and the Boerne Stage Road Special Improvement District (the "District").

**RECITALS**

**WHEREAS**, the City is a home-rule municipal corporation created and existing under the laws of the State of Texas and situated primarily in Bexar County, Texas; and

**WHEREAS**, the District is a public improvement district created under and subject to the authority, conditions, and restrictions of Section 52, Article III, and Section 59, Article XVI, of the Texas Constitution and Chapter 382 of the Texas Local Government Code, as amended, and operating under Chapter 49 of the Texas Water Code, as amended; and

**WHEREAS**, the City and the District are individually referred to as a "Party" and collectively as the "Parties"; and

**WHEREAS**, Section 43.0751 of the Texas Local Government Code (the "Act") authorizes the City and the District to negotiate and enter this Agreement; and

**WHEREAS**, the District encompasses approximately 167.732 acres, more or less, located within the extraterritorial jurisdiction of the City as depicted on **Exhibit A** and more fully described on **Exhibit B** attached to this Agreement (the "Development"); and

**WHEREAS**, the City and the District are authorized and desire to enter into this Agreement to establish the terms and conditions upon which (i) the City will annex the land within the District for limited and full purposes, and (ii) limitations on the District's ability to incur debt, liabilities, or obligations without prior approval of the municipality; and

**WHEREAS**, certain areas within the Development may be developed for commercial uses; and

**WHEREAS**, the City desires to annex the commercial use areas of the Development for the purpose of imposing and collecting sales and use taxes within such areas; and

**WHEREAS**, subject to the terms and conditions of this Agreement, the District consents to the City's limited purpose annexation of the commercial use areas of the Development for the purpose of imposing and collecting sales and use taxes within such areas; and

**WHEREAS**, the District provided notice of two public hearings in accordance with all applicable laws; and

**WHEREAS**, the board of directors of the District (the “Board”) conducted two public hearings in accordance with all applicable laws at which members of the public who wished to present testimony or evidence regarding this Agreement were given the opportunity to do so; and

**WHEREAS**, the Board has obtained all necessary consent required from Bexar County to allow the District to adopt this Agreement; and

**WHEREAS**, the Board approved and adopted this Agreement on December 11, 2023, in open session at a meeting held in accordance with all applicable laws; and

**WHEREAS**, the City provided notice of two public hearings in accordance with all applicable laws; including Section 43.0751 and Section 43.9051(c) of the Texas Local Government Code.

**WHEREAS**, the City Council of the City (the “City Council”) conducted two public hearings in accordance with all applicable laws at which members of the public who wished to present testimony or evidence were given the opportunity to do so; and

**WHEREAS**, the City Council approved and adopted this Agreement on October 03, 2024, in open session in accordance with all applicable laws, which approval and adoption occurred after the Board approved and adopted this Agreement; and

**WHEREAS**, all notices, hearings and other procedural requirements imposed by law for the adoption of this Agreement have been met; and

**WHEREAS**, in accordance with the requirements of Subsection (p)(1) of the Act, this Agreement does not require the District to provide revenue to the City solely for the purpose of obtaining an agreement with the City to forego annexation of the District; and

**NOW THEREFORE**, for and in consideration of the mutual agreements contained in this Agreement, and for the good and valuable consideration the receipt and adequacy of which are hereby acknowledged, the District and the City agree as follows:

## **ARTICLE I. RECITALS AND DEFINITIONS**

Section 1.1 The recitals set forth above are true and correct and are incorporated herein and made a part hereof as findings for all purposes;

Section 1.2 In addition to the terms defined elsewhere in this Agreement, when used in this Agreement, each of the following terms will have the meaning indicated below:

Agreement means this Strategic Partnership Agreement between the City and the District.

Board means the Board of Directors of the District.

City Council means the City Council of the City.

City Manager means the City Manager of the City or designee

Conversion Date means the date upon which the City Council adopts an ordinance that includes the Land within the full-purpose boundary limits of the City.

Director means the City's Director of Planning or successor.

District means the Boerne Stage Road Special Improvement District.

Drainage Facilities means any drainage improvements designed and constructed to serve the Project, or that naturally receive and convey drainage through the Project, including water quality and flood mitigation facilities, storm drain systems, drainage ditches, open waterways, and other related facilities that convey or receive drainage.

Effective Date means the date the City ordinance approving this Agreement is effective, which date is October 03, 2024.

Full Purpose Annexation Date means the Conversion Date.

Land means the land within the District's boundaries, as those boundaries may be modified from time to time with the consent of the City.

Limited Purpose Annexation means annexation by the City for the limited purposes of planning and zoning, and for the purpose of imposing and collecting sales and use taxes within such areas in accordance with the Act.

Original Limited Purpose Property means that Land designated as commercial on the Preliminary Master Development Plan as depicted on **Exhibit C** attached to this Agreement.

Service Plan means the service plan attached as **Exhibit D** which specifies the municipal services to be provided by the City after the City's full annexation of land within the District.

## **ARTICLE II. ADOPTION OF AGREEMENT AND LIMITED PURPOSE ANNEXATION OF PROPERTY**

Section 2.1 Public Hearings. The Parties acknowledge and agree that prior to the execution of this Agreement, the Board and the City Council conducted public hearings to consider the adoption of this Agreement and that such hearings were noticed and conducted in accordance with all applicable laws.

Section 2.2 Effective Date. The effective date of this Agreement (the “Effective Date”) is the date it is approved and adopted by the City Council.

Section 2.3 Filing in Property Records. This Agreement shall be filed in the Real Property Records of Bexar County, Texas.

Section 2.4 Limited Purpose Annexation of Original Limited Purpose Property. The Parties agree that the City may annex the Original Limited Purpose Property for the sole and limited purpose of collecting sales and use taxes authorized by Chapter 321 of the Texas Tax Code (the “Tax Code”) to be imposed by the City on sales consummated within the Original Limited Purpose Property. The District acknowledges and agrees that the City Council may adopt a limited purpose annexation ordinance applicable to the Original Limited Purpose Property at a meeting conducted in accordance with Chapter 551 of the Texas Government Code and that no further notices, hearings, or other procedures shall be required to adopt such limited purpose annexation ordinance. The City may commence limited purpose annexation of the Original Limited Purpose Property following the first plat application for property within the area identified as commercial on **Exhibit C**. The District shall notify the City within 10 days of filing the first plat application for commercial property. Moreover, within 10 days of filing a plat application for commercial property, the District shall provide the City with a metes and bounds legal description of the commercial property the subject of the plat application.

Section 2.5 Limited Purpose Annexation of Additional Commercial Property. If in the future any non-commercial land within the District as of the Effective Date is converted to any commercial use that contains eligible commercial activities for purposes of imposing sales and use taxes as allowed by the Tax Code, the Parties agree that the City may annex such additional commercial land (the “Additional Limited Purpose Property”) for the sole and exclusive purpose of imposing sales and use taxes pursuant to the Agreement. The District acknowledges and agrees that the City Council may adopt a limited purpose annexation ordinance applicable to the Additional Limited Purpose Property at a meeting conducted in accordance with Chapter 551 of the Texas Government Code and that no further notices, hearings, or other procedures shall be required to adopt such limited purpose annexation ordinance. The District shall notify the Director within 10 days of amending **Exhibit C**.

Section 2.6 Limited Purpose Property and Sales and Use Tax Revenues. For purposes of this Agreement, the Original Limited Purpose Property and Additional Limited Purpose Property, shall collectively be referred to as the “Limited Purpose Property”; and the sales and use taxes collected within the Limited Purpose Property shall be referred to as the “Sales and Use Tax Revenues”.

Section 2.7 Consent to Limited Purpose Annexation. The District hereby requests that the City annex the Limited Purpose Property solely for the purposes provided in this agreement. The District consents to such annexations, from time to time, and to the collection of sales and use tax revenues by the City within the Limited Purpose Property. Such consent shall bind the District.

Section 2.8 Voting. Pursuant to Section 43.130(a) of the Texas Local Government Code, the qualified voters of an area annexed for limited purposes are entitled to vote in municipal



elections regarding the election or recall of members of the governing body of the municipality, the election or recall of the controller, if the office of controller is an elective position of the municipality, and the amendment of the municipal charter. The voters may not vote in any municipal bond election.

### **ARTICLE III. TAXATION**

Section 3.1 Collection of Sales and Use Tax Revenues. The City may impose a sales and use tax within the Limited Purpose Property pursuant to Subsection (k) of the Act. The sales and use tax may be imposed on all eligible commercial activities at the rate allowed under the Tax Code. Collection of Sales and Use Tax Revenues shall take effect on the date described in Section 321.102 of the Tax Code. The District agrees not to impose a sales and use tax within the Limited Purpose Property.

Section 3.2 Payment of Sales and Use Tax. The City shall pay to the District an amount equal to 25% of the Sales and Use Tax Revenues collected within the Limited Purpose Property (the “District Share”) commencing upon the effective date of the limited purpose annexation of the Limited Purpose Property and terminating upon the full purpose annexation or disannexation of the Limited Purpose Property. The City shall pay the District Share within 30 days after the City receives the sales tax report reflecting such revenues from the Comptroller of Public Accounts of the State of Texas (the “Comptroller”). Any payment of the District Share not made within such 30-day period shall bear interest calculated in accordance with Section 2251.025 of the Texas Government Code. The City shall retain all Sales and Use Tax Revenues that do not constitute the District Share (the “City Share”).

Section 3.3 Use of the Sales and Use Tax Revenues. The District may use the District Share for the following purposes and in the following order of priority: (i) FIRST, to pay for police, fire, and EMS services within the District; (ii) SECOND, to reimburse owners and developers of land within the District for the cost to design and construct improvements that are otherwise eligible for reimbursement through the issuance of District bonds (“Infrastructure”); (iii) THIRD, to pay for the operation, maintenance, repair, and replacement of Infrastructure; and (iv) LAST, for the retirement of District bonds after the 10th anniversary of issuance. The City may use the City share for any lawful purpose.

Section 3.4 Delivery of Sales Tax Reports to District. The City shall include with each payment of the District Share a condensed version of each sales tax report provided by the Comptroller relating to Sales and Use Tax Revenues within 30 days of the City’s receipt of such sales tax report.

Section 3.5 Notification of Comptroller. The City shall send notice of this Agreement, together with other required documentation, to the Comptroller in the manner provided by Tax Code, Section 321.102, after the City Council annexes the Limited Purpose Property for limited purposes.

Section 3.6 Termination of Sales and Use Tax Sharing. Upon termination of this Agreement, the City shall have no further financial obligation to the District pursuant to this Agreement, and all Sales and Use Tax Revenues shall be retained by the City.

Section 3.7 City Records and District Audit Rights. The District may audit the Sales and Use Tax Revenues to determine whether the District Share has been paid in accordance with this Agreement. The City shall provide reasonable accommodations for the District to perform the audit. Any audit shall be made at the District's sole cost and expense and may be performed at any time during the City's regular business hours on 30 days Notice. For purposes of any such audits, the City shall maintain and make available to the District's representatives all books, records, documents and other evidence of accounting procedures or practices to reflect the amount of Sales and Use Tax Revenues received by the City from within the Limited Purpose Property.

Section 3.8 Commercial Activity Quarterly Reports. The District shall provide four (4) reports ("Quarterly Reports") each year to the City on the status of commercial business operation(s) in the Limited Purpose Property to facilitate budgetary planning in connection with anticipated Sales and Use Tax Revenues. Quarterly Reports shall include any changes to any commercial operation(s) during the previous quarter and details including business location, use/type and name.

The District's Quarterly Reports shall be submitted to the Director of the City's Planning Department and shall begin the quarter following the first plat application for property within the area identified as commercial on **Exhibit C**. Thereafter, Quarterly Reports shall be submitted to the Director of the City's Planning Department as follows:

- (1) for the period from January 1 to March 31, such Quarterly Report shall be due on or before May 1;
- (2) for the period from April 1 to June 30, such Quarterly Report shall be due on or before July 31;
- (3) for the period from July 1 to September 30, such Quarterly Report shall be due on or before October 31; and
- (4) for the period from October 1 to December 31, such Quarterly Report shall be due on or before January 31 of the following year.

#### **ARTICLE IV. FULL PURPOSE ANNEXATION**

Section 4.1 The City agrees that it will not annex or attempt to annex the District property for full purposes until on or after December 31, 2052. When the land located within the District is annexed for full purpose annexation status in accordance with this Agreement and as provided by 43.0751 of the Texas Local Government Code, the conversion may be effected by City Council adoption of an ordinance incorporating the Land within full purpose city limits. Except as set out in this Agreement, no additional procedural or substantive requirements of State or local annexation law will apply to such annexation or to the annexation ordinance.

Section 4.2 The District acknowledges that the City may annex the District property for full purposes on or after the Full Purpose Annexation Date pursuant to the terms of the Agreement without the need for further action by the governing body of the municipality, including the procedures prescribed by Subchapters C-3, C-4, and C-5 of Chapter 43 of the Texas Local Government Code.

Section 4.3 The District consents to noncontiguous annexation of the District property by the City.

Section 4.4 Conversion Date-Full Purpose Annexation. Pursuant to Subsection (h) of the Act, the Limited Purpose Property shall be deemed to be within the full-purpose boundary limits of the City upon the Conversion Date without any further action by the City Council. For purposes of this Section 4.4, the Conversion Date is the date upon which the City Council adopts an ordinance that annexes for full purpose the Land within the District, including the Limited Purpose Property. The City may exercise its right to annex the District Property or any portion thereof (the "Annexation Area") in its sole discretion upon default of this Agreement or at the end of the term of this Agreement. The Parties further agree that this Agreement does not obligate the City to annex the entire or any part of the District Property or Annexation Area for limited or full purposes at any time.

Section 4.5 Service Plan. Following the Conversion Date, the City will provide additional municipal services within the District in accordance with the Service Plan attached in **Exhibit D** which will be the Service Plan for the District. The District affirms that the Service Plan is sufficient, and no further negotiations or public hearings are required for the adoption of the Service Plan. The District agrees that it will not contest the Service Plan.

Section 4.6 Authority of the City Upon Full Purpose Annexation. Upon the Conversion Date, the City will have all of the authority and power within the Land that the City has in all other areas within the City's incorporated city limits, including the power to levy and collect ad valorem property taxes and sales taxes.

Section 4.7 Rights of District Residents upon Full Purpose Annexation. Following the Conversion Date, the residents of the Land will be citizens of the City for all purposes and will have all of the rights, privileges, and responsibilities accorded to citizens residing in all other areas within the City's incorporated city limits.

## **ARTICLE V. TERM**

Section 5.1 This Agreement commences and binds the Parties on the Effective Date and continues until such time the City has annexed the Land for full purposes and the District is dissolved in accordance with Section 382.201(b) of the Local Government Code; or the City may unilaterally terminate this Agreement for convenience, with 90 days' notice to the District.

Section 5.2 On the Effective Date, the City will record this Agreement in the Official Public Records of Bexar County, Texas, and the terms of this Agreement will constitute covenants running with the land and will become binding on each current and future owner of any real property included within the Land. If, in the future, additional property is annexed to the District, then, upon the effective date of such annexation, the terms of this Agreement will become applicable to that additional property in the same manner and to the same extent as if the additional property had originally been included within the Land.

## **ARTICLE VI. DISTRICT ASSETS, LIABILITIES, AND OBLIGATIONS**

Section 6.1. Upon the Conversion Date the City shall assume all of the District's assets, but the City will not be liable for the District's debt or other obligations pursuant to Section 382.201(a) of the Texas Local Government Code.

Section 6.2. Transfer of Certain Easements and Real Property to City. Within 90 days after the Conversion Date, the District will convey to the City, at no cost to the City, any real property and/or easements owned or held by the District. All conveyances will be by appropriate instrument, acceptable in form and substance to the City and the District. If any necessary transfer of title is not accomplished, for any reason, by the Conversion Date, the District agrees that the City will be authorized to finalize such conveyances as the District's successor-in-interest.

Section 6.3. Limitation on Debt. The District may not incur any debt, liability, or other obligation that extends past December 31, 2052, or sell or otherwise transfer property, without the prior approval of the City.

## **ARTICLE VII. BREACH, NOTICE AND REMEDIES**

Section 7.1 Notification of Breach. If either Party commits a breach of this Agreement, the non-breaching Party shall give Notice, as detailed in Section 8.2 of this Agreement, to the breaching Party that describes the breach in reasonable detail.

Section 7.2 Cure of Breach. The breaching Party shall commence curing the breach within 15 calendar days after receipt of the Notice of the breach and shall complete the cure within 30 days from the date of commencement of the cure; however, if the breach is not reasonably susceptible to cure within such 30-day period, the non-breaching Party shall not bring any action so long as the breaching Party has commenced to cure within such 30-day period and diligently completes the work within a reasonable time without unreasonable cessation.

Section 7.3 Remedies for Breach. If the breaching Party does not substantially cure the breach within the stated period of time, the non-breaching Party may, in its sole discretion, and without prejudice to any other right under this Agreement, law, or equity, seek any relief available at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgment Act, specific performance, mandamus and injunctive relief; provided, however, that the non-

breaching Party shall not be entitled to terminate this Agreement. Damages, if any, to which any non-breaching Party may be entitled shall be limited to actual damages and shall not include special or consequential damages.

## **ARTICLE VIII. ADDITIONAL PROVISIONS**

Section 8.2 Notices. Any notices, certifications, approvals, or other communications (a "Notice") required to be given by one Party to another under this Agreement shall be given in writing addressed to the Party to be notified at the address set forth below and shall be deemed given: (i) when the Notice is delivered in person to the person to whose attention the Notice is addressed; (ii) 10 business days after the Notice is deposited in the United States Mail, certified or registered mail, return receipt requested, postage prepaid; (iii) when the Notice is delivered by Federal Express, UPS, or another nationally recognized courier service with evidence of delivery signed by any person at the delivery address; or (iv) 10 business days after the Notice is sent by FAX (with electronic confirmation by the sending FAX machine) with a confirming copy sent by United States mail within 48 hours after the FAX is sent. If any date or period provided in this Agreement ends on a Saturday, Sunday, or legal holiday, the applicable period for calculating the Notice shall be extended to the first business day following the Saturday, Sunday, or legal holiday. For the purpose of giving any Notice, the addresses of the Parties are set forth below. The Parties may change the information set forth below by sending Notice of such change to the other Party as provided in this Section 8.2.

To the City:                      City of San Antonio  
   Attn: Director of the Department of Planning  
   P.O. Box 839966  
   San Antonio, Texas 78283-3966

To the District:                Boerne Stage Road Special Improvement District  
   Attn: Frank Garza  
   Pyramid Building  
   601 NW Loop 410, Suite 100  
   San Antonio, Texas 78216

Section 8.3 No Waiver. Any failure by a Party to insist upon strict performance by the other Party of any provision of this Agreement shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all of the provisions of this Agreement. No provision of this Agreement may be waived except by writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purpose for which it is given. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

Section 8.4 Governing Law and Venue. This Agreement shall be construed and enforced in accordance with the laws of the State of Texas, as they apply to contracts performed within the State of Texas and without regard to any choice of law rules or principles to the contrary.

The Parties acknowledge that this Agreement is performable in Bexar County, Texas and hereby submit to the jurisdiction of the courts of Bexar County, Texas and hereby agree that any such court shall be a proper forum for the determination of any dispute arising hereunder.

Section 8.5 Authority to Execute. The City represents and warrants to the District that the execution of this Agreement has been duly authorized by the City Council and that the person executing this Agreement on behalf of the City has been duly authorized to do so by the City Council. The District represents and warrants to the City that the execution of this Agreement has been duly authorized by the Board and that the person executing this Agreement on behalf of the District has been duly authorized to do so by the Board.

Section 8.6 Severability. The provisions of this Agreement are severable and, in the event any word, phrase, clause, sentence, paragraph, section, or other provision of this Agreement, or the application thereof to any person or circumstance, shall ever be held or determined to be invalid, illegal, or unenforceable for any reason, and the extent of such invalidity or unenforceability does not cause substantial deviation from the underlying intent of the Parties as expressed in this Agreement, then such provision shall be deemed severed from this Agreement with respect to such person, entity or circumstance, without invalidating the remainder of this Agreement or the application of such provision to other persons, entities or circumstances, and a new provision shall be deemed substituted in lieu of the provision so severed which new provision shall, to the extent possible, accomplish the intent of the Parties as evidenced by the provision so severed.

Section 8.7 Changes in State or Federal Laws. If any state or federal law changes so as to make it impossible for the City or the District to perform its obligations under this Agreement, the parties will cooperate to amend this Agreement in such a manner that is most consistent with the original intent of this Agreement as legally possible.

Section 8.8 Additional Documents and Acts. The Parties agree that at any time after execution of this Agreement, they will, upon request of the other Party, execute and/or exchange any other documents necessary to effectuate the terms of this Agreement and perform any further acts or things as the other Party may reasonably request to effectuate the terms of this Agreement.

Section 8.9 Assignment. This Agreement shall not be assignable without the other Party's written consent. This Agreement shall be binding upon and inure to the benefit of the Parties and their respective representatives, successors, and assigns as permitted by this Agreement.

Section 8.10 Amendment. This Agreement may be amended only with the written consent of the Parties and with approval of the governing bodies of the City and the District.

Section 8.11 Interpretation. This Agreement has been negotiated by the Parties, each of which has been represented by counsel; consequently, the rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement.

Section 8.12 No Third Party Beneficiaries. This Agreement is solely for the benefit of the City and the District, and neither the City nor the District intends by any provision of this Agreement to create any rights in any third-party beneficiaries or to confer any benefit or enforceable rights under this Agreement or otherwise upon anyone other than the City and the District.

Section 8.13 Governmental Powers. Neither Party waives or surrenders any of its respective governmental powers, immunities or rights, except as specifically waived pursuant in this Section 9.13. Each Party waives its respective governmental immunity from suit and liability only as to any action brought by the other party to pursue the remedies available under this Agreement. Nothing in this Section 9.13 shall waive any claims, defenses, or immunities that either Party has with respect to suits against them by persons or entities not a party to this Agreement.

Section 8.14 Incorporation of Exhibits by References. All exhibits attached to this Agreement are incorporated into this Agreement by reference for the purposes set forth herein, as follows:

Exhibit A	Depiction of the Development
Exhibit B	Legal Description of the Development
Exhibit C	Depiction of the Original Limited Purpose Property
Exhibit D	Service Plan

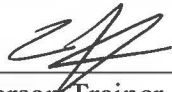
Section 8.15 Counterpart Originals. This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**



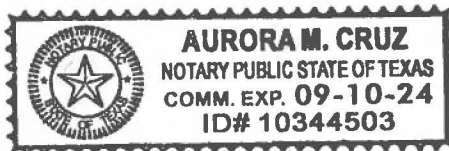
APPROVED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE BOERNE STAGE ROAD SPECIAL IMPROVEMENT DISTRICT ON December 11, 2023.

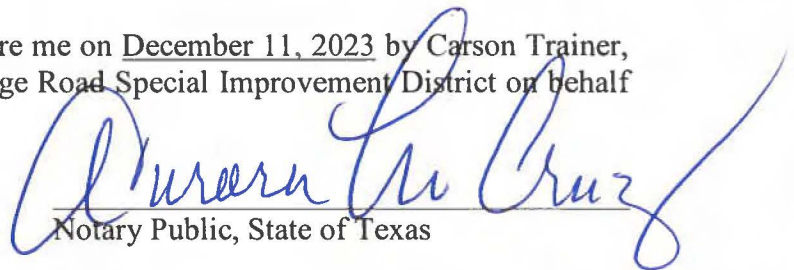
**BOERNE STAGE ROAD SPECIAL  
IMPROVEMENT DISTRICT**

By:   
Printed Name: Carson Trainer  
Title: President, Boerne Stage Road Special  
Improvement District Board of Directors

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR   §

This instrument was acknowledged before me on December 11, 2023 by Carson Trainer, President, Board of Directors of the Boerne Stage Road Special Improvement District on behalf of the District.



  
Notary Public, State of Texas



**EXHIBIT A TO STRATEGIC PARTNERSHIP AGREEMENT:  
DEPICTION OF THE DEVELOPMENT**



**EXHIBIT B TO STRATEGIC PARTNERSHIP AGREEMENT:  
LEGAL DESCRIPTION OF THE DEVELOPMENT**

**SURVEY NOTES**

1. The following map was prepared by the Surveyor General of the State of Texas, and is a true and correct copy of the original map as filed in the office of the Surveyor General.
2. The map was prepared by the Surveyor General of the State of Texas, and is a true and correct copy of the original map as filed in the office of the Surveyor General.
3. The map was prepared by the Surveyor General of the State of Texas, and is a true and correct copy of the original map as filed in the office of the Surveyor General.
4. The map was prepared by the Surveyor General of the State of Texas, and is a true and correct copy of the original map as filed in the office of the Surveyor General.
5. The map was prepared by the Surveyor General of the State of Texas, and is a true and correct copy of the original map as filed in the office of the Surveyor General.
6. The map was prepared by the Surveyor General of the State of Texas, and is a true and correct copy of the original map as filed in the office of the Surveyor General.
7. The map was prepared by the Surveyor General of the State of Texas, and is a true and correct copy of the original map as filed in the office of the Surveyor General.
8. The map was prepared by the Surveyor General of the State of Texas, and is a true and correct copy of the original map as filed in the office of the Surveyor General.
9. The map was prepared by the Surveyor General of the State of Texas, and is a true and correct copy of the original map as filed in the office of the Surveyor General.
10. The map was prepared by the Surveyor General of the State of Texas, and is a true and correct copy of the original map as filed in the office of the Surveyor General.

**LINE LEGEND**

1	Survey Line
2	Section Line
3	County Line
4	Water Course
5	Right of Way
6	Boundary Line
7	Survey Line
8	Section Line
9	County Line
10	Water Course
11	Right of Way
12	Boundary Line
13	Survey Line
14	Section Line
15	County Line
16	Water Course
17	Right of Way
18	Boundary Line
19	Survey Line
20	Section Line
21	County Line
22	Water Course
23	Right of Way
24	Boundary Line
25	Survey Line
26	Section Line
27	County Line
28	Water Course
29	Right of Way
30	Boundary Line

**SYMBOL LEGEND**

1	Survey Line
2	Section Line
3	County Line
4	Water Course
5	Right of Way
6	Boundary Line
7	Survey Line
8	Section Line
9	County Line
10	Water Course
11	Right of Way
12	Boundary Line
13	Survey Line
14	Section Line
15	County Line
16	Water Course
17	Right of Way
18	Boundary Line
19	Survey Line
20	Section Line
21	County Line
22	Water Course
23	Right of Way
24	Boundary Line
25	Survey Line
26	Section Line
27	County Line
28	Water Course
29	Right of Way
30	Boundary Line

**DEED REFERENCE**

DEED NO.	DATE	BOOK	PAGE
1	1900	100	100
2	1901	101	101
3	1902	102	102
4	1903	103	103
5	1904	104	104
6	1905	105	105
7	1906	106	106
8	1907	107	107
9	1908	108	108
10	1909	109	109
11	1910	110	110
12	1911	111	111
13	1912	112	112
14	1913	113	113
15	1914	114	114
16	1915	115	115
17	1916	116	116
18	1917	117	117
19	1918	118	118
20	1919	119	119
21	1920	120	120
22	1921	121	121
23	1922	122	122
24	1923	123	123
25	1924	124	124
26	1925	125	125
27	1926	126	126
28	1927	127	127
29	1928	128	128
30	1929	129	129
31	1930	130	130
32	1931	131	131
33	1932	132	132
34	1933	133	133
35	1934	134	134
36	1935	135	135
37	1936	136	136
38	1937	137	137
39	1938	138	138
40	1939	139	139
41	1940	140	140
42	1941	141	141
43	1942	142	142
44	1943	143	143
45	1944	144	144
46	1945	145	145
47	1946	146	146
48	1947	147	147
49	1948	148	148
50	1949	149	149
51	1950	150	150
52	1951	151	151
53	1952	152	152
54	1953	153	153
55	1954	154	154
56	1955	155	155
57	1956	156	156
58	1957	157	157
59	1958	158	158
60	1959	159	159
61	1960	160	160
62	1961	161	161
63	1962	162	162
64	1963	163	163
65	1964	164	164
66	1965	165	165
67	1966	166	166
68	1967	167	167
69	1968	168	168
70	1969	169	169
71	1970	170	170
72	1971	171	171
73	1972	172	172
74	1973	173	173
75	1974	174	174
76	1975	175	175
77	1976	176	176
78	1977	177	177
79	1978	178	178
80	1979	179	179
81	1980	180	180
82	1981	181	181
83	1982	182	182
84	1983	183	183
85	1984	184	184
86	1985	185	185
87	1986	186	186
88	1987	187	187
89	1988	188	188
90	1989	189	189
91	1990	190	190
92	1991	191	191
93	1992	192	192
94	1993	193	193
95	1994	194	194
96	1995	195	195
97	1996	196	196
98	1997	197	197
99	1998	198	198
100	1999	199	199
101	2000	200	200
102	2001	201	201
103	2002	202	202
104	2003	203	203
105	2004	204	204
106	2005	205	205
107	2006	206	206
108	2007	207	207
109	2008	208	208
110	2009	209	209
111	2010	210	210
112	2011	211	211
113	2012	212	212
114	2013	213	213
115	2014	214	214
116	2015	215	215
117	2016	216	216
118	2017	217	217
119	2018	218	218
120	2019	219	219
121	2020	220	220
122	2021	221	221
123	2022	222	222
124	2023	223	223
125	2024	224	224
126	2025	225	225
127	2026	226	226
128	2027	227	227
129	2028	228	228
130	2029	229	229
131	2030	230	230
132	2031	231	231
133	2032	232	232
134	2033	233	233
135	2034	234	234
136	2035	235	235
137	2036	236	236
138	2037	237	237
139	2038	238	238
140	2039	239	239
141	2040	240	240
142	2041	241	241
143	2042	242	242
144	2043	243	243
145	2044	244	244
146	2045	245	245
147	2046	246	246
148	2047	247	247
149	2048	248	248
150	2049	249	249
151	2050	250	250
152	2051	251	251
153	2052	252	252
154	2053	253	253
155	2054	254	254
156	2055	255	255
157	2056	256	256
158	2057	257	257
159	2058	258	258
160	2059	259	259
161	2060	260	260
162	2061	261	261
163	2062	262	262
164	2063	263	263
165	2064	264	264
166	2065	265	265
167	2066	266	266
168	2067	267	267
169	2068	268	268
170	2069	269	269
171	2070	270	270
172	2071	271	271
173	2072	272	272
174	2073	273	273
175	2074	274	274
176	2075	275	275
177	2076	276	276
178	2077	277	277
179	2078	278	278
180	2079	279	279
181	2080	280	280
182	2081	281	281
183	2082	282	282
184	2083	283	283
185	2084	284	284
186	2085	285	285
187	2086	286	286
188	2087	287	287
189	2088	288	288
190	2089	289	289
191	2090	290	290
192	2091	291	291
193	2092	292	292
194	2093	293	293
195	2094	294	294
196	2095	295	295
197	2096	296	296
198	2097	297	297
199	2098	298	298
200	2099	299	299
201	2100	300	300
202	2101	301	301
203	2102	302	302
204	2103	303	303
205	2104	304	304
206	2105	305	305
207	2106	306	306
208	2107	307	307
209	2108	308	308
210	2109	309	309
211	2110	310	310
212	2111	311	311
213	2112	312	312
214	2113	313	313
215	2114	314	314
216	2115	315	315
217	2116	316	316
218	2117	317	317
219	2118	318	318
220	2119	319	319
221	2120	320	320
222	2121	321	321
223	2122	322	322
224	2123	323	323
225	2124	324	324
226	2125	325	325
227	2126	326	326
228	2127	327	327
229	2128	328	328
230	2129	329	329
231	2130	330	330
232	2131	331	331
233	2132	332	332
234	2133	333	333
235	2134	334	334
236	2135	335	335
237	2136	336	336

DATE	BY	REVISION	DESCRIPTION
10/1/00	WJ	1	INITIAL SURVEY
10/1/00	WJ	2	REVISION
10/1/00	WJ	3	REVISION
10/1/00	WJ	4	REVISION
10/1/00	WJ	5	REVISION
10/1/00	WJ	6	REVISION
10/1/00	WJ	7	REVISION
10/1/00	WJ	8	REVISION
10/1/00	WJ	9	REVISION
10/1/00	WJ	10	REVISION

**LEGEND**

1. BOUNDARY LINE  
2. EASEMENT  
3. RIGHT-OF-WAY  
4. ADJACENT PROPERTY  
5. EXISTING ROAD  
6. EXISTING FENCE  
7. EXISTING UTILITY  
8. EXISTING BUILDING  
9. EXISTING WELL  
10. EXISTING CISTERN  
11. EXISTING POND  
12. EXISTING LAKE  
13. EXISTING RIVER  
14. EXISTING CREEK  
15. EXISTING STREAM  
16. EXISTING DITCH  
17. EXISTING TRENCH  
18. EXISTING TOWER  
19. EXISTING TANK  
20. EXISTING PILE  
21. EXISTING PIER  
22. EXISTING BRIDGE  
23. EXISTING FERRY  
24. EXISTING DOCK  
25. EXISTING WHARF  
26. EXISTING MARINA  
27. EXISTING BOAT LIFT  
28. EXISTING BOAT SLIP  
29. EXISTING BOAT HOUSE  
30. EXISTING BOAT LIFT HOUSE  
31. EXISTING BOAT SLIP HOUSE  
32. EXISTING BOAT HOUSE SLIP  
33. EXISTING BOAT HOUSE DOCK  
34. EXISTING BOAT HOUSE WHARF  
35. EXISTING BOAT HOUSE MARINA  
36. EXISTING BOAT HOUSE BOAT LIFT  
37. EXISTING BOAT HOUSE BOAT SLIP  
38. EXISTING BOAT HOUSE BOAT HOUSE SLIP  
39. EXISTING BOAT HOUSE BOAT HOUSE DOCK  
40. EXISTING BOAT HOUSE BOAT HOUSE WHARF  
41. EXISTING BOAT HOUSE BOAT HOUSE MARINA  
42. EXISTING BOAT HOUSE BOAT HOUSE BOAT LIFT  
43. EXISTING BOAT HOUSE BOAT HOUSE BOAT SLIP  
44. EXISTING BOAT HOUSE BOAT HOUSE BOAT HOUSE SLIP  
45. EXISTING BOAT HOUSE BOAT HOUSE BOAT HOUSE DOCK  
46. EXISTING BOAT HOUSE BOAT HOUSE BOAT HOUSE WHARF  
47. EXISTING BOAT HOUSE BOAT HOUSE BOAT HOUSE MARINA  
48. EXISTING BOAT HOUSE BOAT HOUSE BOAT HOUSE BOAT LIFT  
49. EXISTING BOAT HOUSE BOAT HOUSE BOAT HOUSE BOAT SLIP  
50. EXISTING BOAT HOUSE BOAT HOUSE BOAT HOUSE BOAT HOUSE SLIP



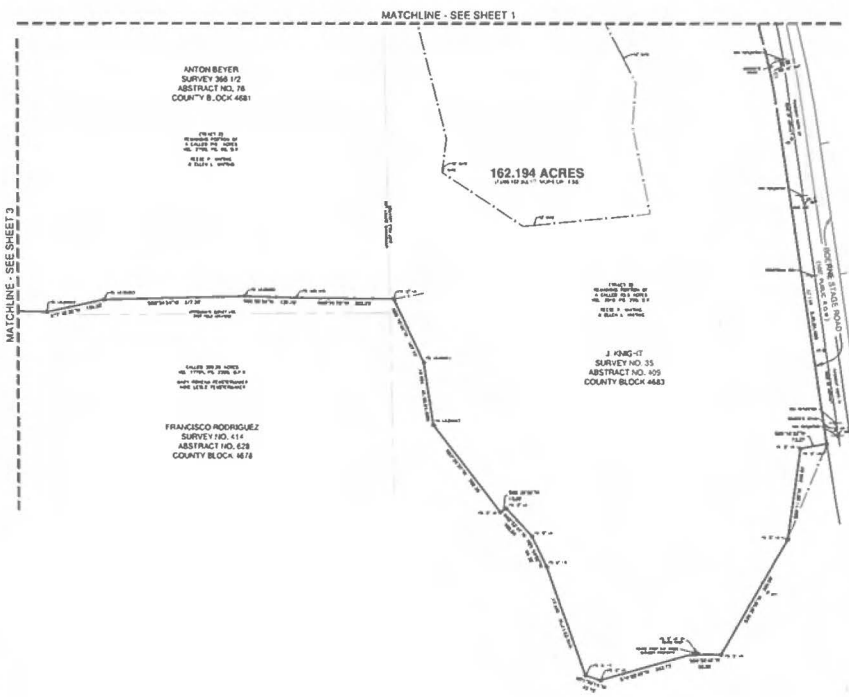
**LOCATION MAP**  
SCALE 1" = 100'

**SYMBOL LEGEND**

1	BOUNDARY LINE
2	EASEMENT
3	RIGHT-OF-WAY
4	ADJACENT PROPERTY
5	EXISTING ROAD
6	EXISTING FENCE
7	EXISTING UTILITY
8	EXISTING BUILDING
9	EXISTING WELL
10	EXISTING CISTERN
11	EXISTING POND
12	EXISTING LAKE
13	EXISTING RIVER
14	EXISTING CREEK
15	EXISTING STREAM
16	EXISTING DITCH
17	EXISTING TRENCH
18	EXISTING TOWER
19	EXISTING TANK
20	EXISTING PILE
21	EXISTING PIER
22	EXISTING BRIDGE
23	EXISTING FERRY
24	EXISTING DOCK
25	EXISTING WHARF
26	EXISTING MARINA
27	EXISTING BOAT LIFT
28	EXISTING BOAT SLIP
29	EXISTING BOAT HOUSE
30	EXISTING BOAT LIFT HOUSE
31	EXISTING BOAT SLIP HOUSE
32	EXISTING BOAT HOUSE SLIP
33	EXISTING BOAT HOUSE DOCK
34	EXISTING BOAT HOUSE WHARF
35	EXISTING BOAT HOUSE MARINA
36	EXISTING BOAT HOUSE BOAT LIFT
37	EXISTING BOAT HOUSE BOAT SLIP
38	EXISTING BOAT HOUSE BOAT HOUSE SLIP
39	EXISTING BOAT HOUSE BOAT HOUSE DOCK
40	EXISTING BOAT HOUSE BOAT HOUSE WHARF
41	EXISTING BOAT HOUSE BOAT HOUSE MARINA
42	EXISTING BOAT HOUSE BOAT HOUSE BOAT LIFT
43	EXISTING BOAT HOUSE BOAT HOUSE BOAT SLIP
44	EXISTING BOAT HOUSE BOAT HOUSE BOAT HOUSE SLIP
45	EXISTING BOAT HOUSE BOAT HOUSE BOAT HOUSE DOCK
46	EXISTING BOAT HOUSE BOAT HOUSE BOAT HOUSE WHARF
47	EXISTING BOAT HOUSE BOAT HOUSE BOAT HOUSE MARINA
48	EXISTING BOAT HOUSE BOAT HOUSE BOAT HOUSE BOAT LIFT
49	EXISTING BOAT HOUSE BOAT HOUSE BOAT HOUSE BOAT SLIP
50	EXISTING BOAT HOUSE BOAT HOUSE BOAT HOUSE BOAT HOUSE SLIP

**LINE LEGEND**

1	BOUNDARY LINE
2	EASEMENT
3	RIGHT-OF-WAY
4	ADJACENT PROPERTY
5	EXISTING ROAD
6	EXISTING FENCE
7	EXISTING UTILITY
8	EXISTING BUILDING
9	EXISTING WELL
10	EXISTING CISTERN
11	EXISTING POND
12	EXISTING LAKE
13	EXISTING RIVER
14	EXISTING CREEK
15	EXISTING STREAM
16	EXISTING DITCH
17	EXISTING TRENCH
18	EXISTING TOWER
19	EXISTING TANK
20	EXISTING PILE
21	EXISTING PIER
22	EXISTING BRIDGE
23	EXISTING FERRY
24	EXISTING DOCK
25	EXISTING WHARF
26	EXISTING MARINA
27	EXISTING BOAT LIFT
28	EXISTING BOAT SLIP
29	EXISTING BOAT HOUSE
30	EXISTING BOAT LIFT HOUSE
31	EXISTING BOAT SLIP HOUSE
32	EXISTING BOAT HOUSE SLIP
33	EXISTING BOAT HOUSE DOCK
34	EXISTING BOAT HOUSE WHARF
35	EXISTING BOAT HOUSE MARINA
36	EXISTING BOAT HOUSE BOAT LIFT
37	EXISTING BOAT HOUSE BOAT SLIP
38	EXISTING BOAT HOUSE BOAT HOUSE SLIP
39	EXISTING BOAT HOUSE BOAT HOUSE DOCK
40	EXISTING BOAT HOUSE BOAT HOUSE WHARF
41	EXISTING BOAT HOUSE BOAT HOUSE MARINA
42	EXISTING BOAT HOUSE BOAT HOUSE BOAT LIFT
43	EXISTING BOAT HOUSE BOAT HOUSE BOAT SLIP
44	EXISTING BOAT HOUSE BOAT HOUSE BOAT HOUSE SLIP
45	EXISTING BOAT HOUSE BOAT HOUSE BOAT HOUSE DOCK
46	EXISTING BOAT HOUSE BOAT HOUSE BOAT HOUSE WHARF
47	EXISTING BOAT HOUSE BOAT HOUSE BOAT HOUSE MARINA
48	EXISTING BOAT HOUSE BOAT HOUSE BOAT HOUSE BOAT LIFT
49	EXISTING BOAT HOUSE BOAT HOUSE BOAT HOUSE BOAT SLIP
50	EXISTING BOAT HOUSE BOAT HOUSE BOAT HOUSE BOAT HOUSE SLIP

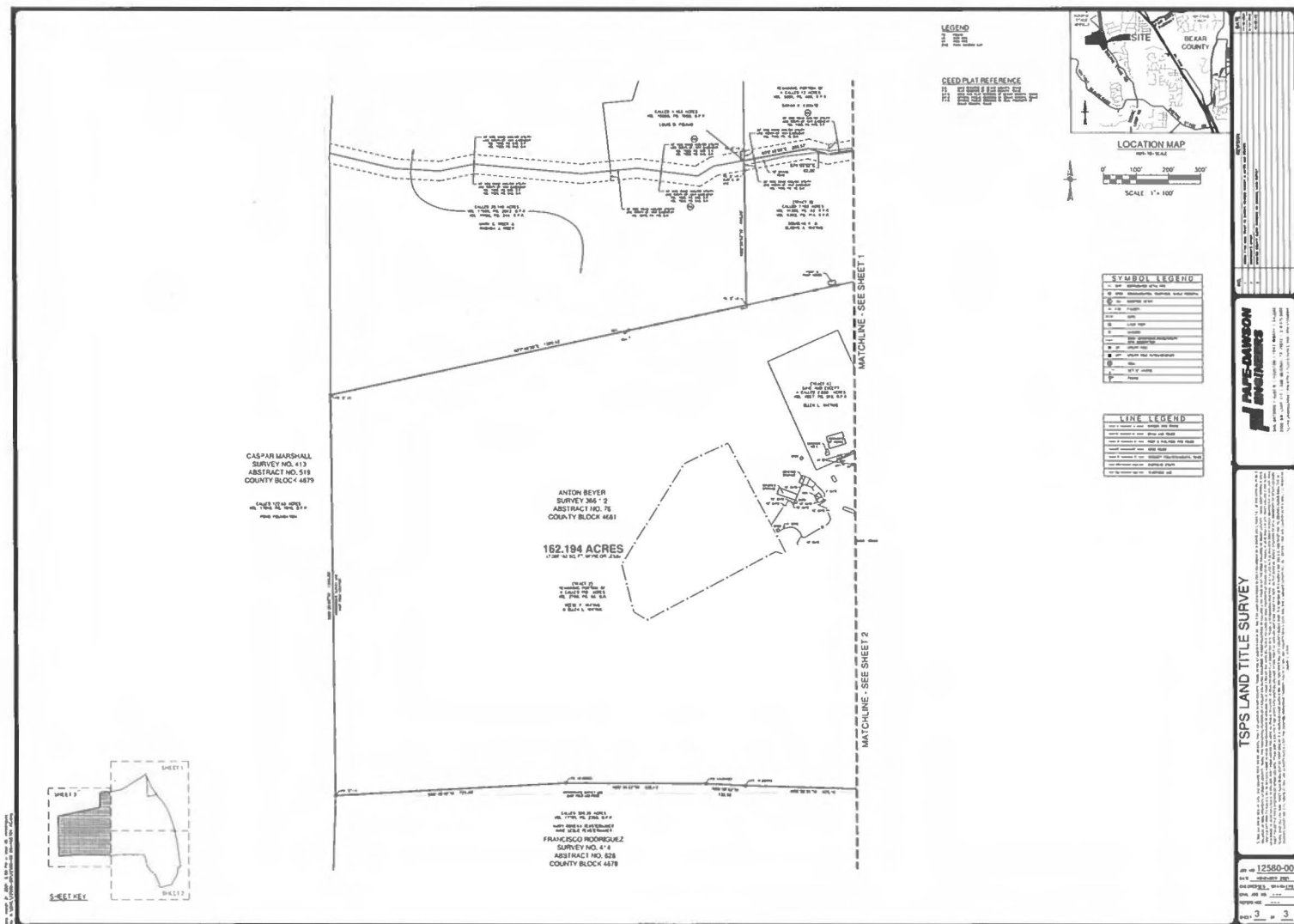


**PAPE-DAVISON ENGINEERS**

**TSPS LAND TITLE SURVEY**

Map No. 12580-00  
Date: 10/1/00  
Project: BOERNE STAGE ROAD  
Sheet: 2 of 3

PROJECT NAME: BOERNE STAGE ROAD



PROJECT NAME: BOERNE STAGE ROAD

**METES AND BOUNDS DESCRIPTION  
FOR**

A 162.194 acres or 7,065,162 square feet, more or less, tract of land in Bexar County, Texas, being a called 9.633 acre tract of land described in Deed recorded in Volume 2013, Page 515 of the Official Public Records of Real Property of Bexar County, Texas, the remaining portion of a called 110 acres described in Deed recorded in Volume 2799, Page 66 of the Deed Records of Bexar County, Texas, containing a save and except tract called 1.341 acres described in Deed and recorded in Volume 5131, Page 1783 of the Official Public Records of Real Property of Bexar County, Texas, a save and except tract called 2.038 acres described in Deed recorded in Volume 4097, Page 610 of the Official Public Records of Real Property of Bexar County, Texas, a remaining portion of a called 45.5 acres described in Deed recorded in Volume 3519, Page 290 of the Deed Records of Bexar County, Texas and a called 7.162 acres described in Volume 11399, Page 92 and Volume 6392, Page 114, both in the Official Public Records of Real Property of Bexar County, Texas, said 162.194 acre tract also being out of portions of the Antonio Cruz Survey No. 409, Abstract No. 123, County Block 4680, the Anton Beyer Survey No. 366 1/2, Abstract No. 76, County Block 4681, the W.H. Hughes Survey No. 173, Abstract No. 340, County Block 4707, the Edward Hernandez Survey, Abstract No. 349, County Block 5179, and the J. Knight Survey No. 35, Abstract No. 409, County Block 4683, all in Bexar County, Texas. Said 162.194 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

**BEGINNING:** At a found 1/2" iron rod on the westerly right-of-way line of Boerne Stage Road, a 100' public right-of-way, at the common corner of said remaining portion of said called 110 acres and a called 1.841 acres described in Deed recorded in Volume 5928, Page 1058 of the Official Public Record of Real Property, Bexar County, Texas, for a northeasterly corner of this tract;

**THENCE:** Along and with the common line, being said westerly right-of-way line of Boerne Stage Road and the easterly lines of said remaining portion of said called 110 acres and said remaining portion of said called 45.5 acres, the following bearings and distances:

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 1600.00 feet, a central angle of 01°55'02", a chord bearing and distance of S 40°30'25" E, 53.54 feet, for an arc length of 53.54 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 1993.96 feet, a central angle of 27°35'43", a chord bearing and distance of S 28°46'12" E, 951.10 feet, for an arc length of 960.35 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 14°55'38" E, a distance of 317.51 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 1382.69 feet, a central angle of 06°45'02", a chord bearing and distance of S 11°33'09" E, 162.82 feet, for an arc length of 162.91 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 08°10'38" E, a distance of 911.77 feet to a found 1/2" iron rod at the common corner of said remaining portion of said called 45.5 acres and a called 309.26 acres described in Deed recorded in Volume 17791, Page 2368 of the Official Public Records of Bexar County, Texas, for the southeasterly corner of this tract;

**THENCE:** Departing said westerly right-of-way line of Boerne Stage Road, along and with the common line, being the southerly lines of said remaining portion of said called 45.5 acres and said remaining



portion of said called 110 acres and the northerly line of said called 309.26 acres, the following bearings and distances:

S 80°18'52" W, a distance of 72.27 feet to a found 1/2" iron rod;

S 08°11'20" W, a distance of 245.04 feet to a found 1/2" iron rod;

S 30°33'58" W, a distance of 356.90 feet to a found 1/2" iron rod;

S 88°39'46" W, a distance of 86.56 feet to a point;

S 74°03'48" W, a distance of 243.73 feet to a found 1/2" iron rod;

N 71°36'14" W, a distance of 42.18 feet to a found 1/2" iron rod;

N 19°23'17" W, a distance of 307.81 feet to a found 1/2" iron rod;

N 25°54'02" W, a distance of 89.33 feet to a found 1/2" iron rod;

N 42°52'47" W, a distance of 102.06 feet to a found 1/2" iron rod;

S 58°38'20" W, a distance of 18.88 feet to a found 1/2" iron rod;

N 37°24'37" W, a distance of 292.36 feet to a found 1/2" iron rod with a "Cude" cap;

N 08°18'28" W, a distance of 169.01 feet to a found 1/2" iron rod with a "Cude" cap;

N 25°10'44" W, a distance of 187.19 feet to a found 1/2" iron rod, for an interior corner of this tract;

N 89°28'23" W, a distance of 262.69 feet to a found 60d nail;

N 88°09'34" W, a distance of 137.70 feet to a found 1/2" iron rod with a "Cude" cap;

S 88°34'34" W, a distance of 377.38 feet to a found 1/2" iron rod with a "Cude" cap;

S 77°38'32" W, a distance of 156.22 feet to a found 1/2" iron rod with a "Cude" cap;

N 88°29'01" W, a distance of 425.16 feet to a found 1/2" iron rod with a "Cude" cap;

N 86°49'42" W, a distance of 123.95 feet to a found 1/2" iron rod with a "Cude" cap;

N 89°44'57" W, a distance of 435.19 feet to a found 1/2" iron rod with a "Cude" cap;

S 86°49'10" W, a distance of 721.40 feet to a found 1/2" iron rod on the east line of a called 122.65 acres described in Deed recorded in Volume 17018, Page 1918 of the Official Public Records of Bexar County, Texas, for the common corner of said remaining portion of said called 110 acres and said called 309.26 acres, the southwesterly corner of this tract;

THENCE: N 00°25'07" W, along and with the common line, being the west line of said remaining portion of said called 110 acres and said east line of said called 122.65 acres, a distance of 1245.68 feet to a



1/2" rebar found at the common corner of said remaining portion of said called 110 acres and a called 26.148 acres described in Deed recorded in Volume 17996, Page 2042 of the Official Public Records of Bexar County, Texas and Volume 11156, Page 244 of the Official Public Records of Real Property of Bexar County, Texas, the northwesterly corner of this tract;

THENCE: N 77°49'39" E, along and with the common line, being the northerly line of said remaining portion of said called 110 acres and southerly line of said called 26.148 acres, a distance of 1329.45 feet to a found 1/2" iron rod at the common corner of said called 26.148 acres and said called 7.162 acres, for an interior corner of this tract;

THENCE: N 00°28'52" W, along and with the common line, being the east line of said called 26.148 acres and the west line of said called 7.162 acres, passing a found 1/2" iron rod at a distance of 419.16 feet, 0.33 feet east of said line, and continuing a total distance of 449.58 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" in the centerline of a 60' wide Road and/or Utility Line Right-of-Way Easement described in Volume 7365, Page 643, Volume 7365, Page 646 and Volume 7135, Page 18, all recorded in the Deed Records of Bexar County, Texas, said point also being the common corner of said called 26.148 acres, said called 7.162 acres, a remaining portion of a called 12 acres described in Deed recorded in Volume 5801, Page 448 of the Official Public Records of Real Property of Bexar County, Texas and a called 4.453 acres described in Deed recorded in Volume 18855, Page 1685 of the Official Public Records of Bexar County, Texas, for a northwest corner of this tract;

THENCE: Along and with the common line, being said centerline of the 60' wide Road and/or Utility Line Right-of-Way, said line also being the northerly line of said called 7.162 acres and the southerly line of said called remaining portion of said called 12 acres, the following bearings and distances:

N 79°42'08" E, a distance of 205.57 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 74°03'52" E, a distance of 62.26 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 79°55'08" E, a distance of 418.66 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", for the common corner of said called remaining portion of said called 12 acres and a called 4.02 acres described in Deed recorded in Volume 6203, Page 172 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 58°16'08" E, along and with the common line, continuing with said centerline of the 60' wide Road and/or Utility Line Right-of-Way, said line also being the northerly line of said called 7.162 acres and the southerly lines of said called 4.02 acres and a called 1.800 acres described in Deed recorded in Volume 2013, Page 515 of the Official Public Records of Real Property, Bexar County, Texas, a distance of 838.38 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: N 39°38'08" E, along and with the common line, continuing with said centerline of the 60' wide Road and/or Utility Line Right-of-Way, said line also being the northerly line of said called 7.162 acres and the southerly line of said called 1.800 acres, a distance of 58.01 feet to a 1/2" iron rod found on the aforementioned westerly right-of-way line of Boerne Stage Road, for a common corner of said called 7.162 acres and said called 1.800 acres and the northeasterly corner of this tract;

THENCE: Southeasterly, along and with said westerly right-of-way line of said Boerne Stage Road and a non-tangent curve to the right, said curve having a radius of 1484.78 feet, a central angle of  $02^{\circ}34'15''$ , a chord bearing and distance of  $S\ 25^{\circ}49'17''\ E$ , 66.62 feet, for an arc length of 66.62 feet to a found  $1/2''$  iron rod at the common corner of said called 9.633 acres and said called 1.841 acres;

THENCE:  $S\ 02^{\circ}20'29''\ E$ , departing said westerly right-of-way line of Boerne Stage Road, along and with the common line of said called 9.633 acres and said called 1.841 acres, a distance of 646.78 feet to a set  $1/2''$  iron rod with a yellow cap marked "Pape-Dawson on the northerly line of said remaining portion of said called 110 acres, for an interior corner of this tract;

THENCE:  $N\ 77^{\circ}24'08''\ E$ , along and with the common line, being the south line of said called 1.841 acres and north line of said remaining portion of said called 110 acres, a distance of 295.41 feet to the POINT OF BEGINNING and containing 162.194 acres Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 12580-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: November 17, 2021  
REVISED: May 12, 2022, November 19, 2021, December 2, 2022  
JOB NO. 12580-00  
DOC. ID. N:\Civil\12580-00\Word\12580-00\_FN-162.194 AC.doc





METES AND BOUNDS DESCRIPTION  
FOR

A 5.538 acre or 241,223 square feet, more or less, tract of land in Bexar County, Texas, being out of the southeast portion of a called 26.148 acre tract of land described in Deed recorded in Volume 17996, Page 2042 of the Official Public Records of Bexar County, Texas, and Volume 11156, Page 244 of the Official Public Records of Real Property of Bexar County, Texas, also being out of a portion out of the Anton Beyer Survey No. 366 1/2, Abstract No. 76, County Block 4681, Bexar County, Texas. Said 5.538 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00

**BEGINNING:** At a found 1/2" iron rod on the north line of a remaining portion of a called 110 acres described in Deed recorded in Volume 2799, Page 66 of the Deed Records of Bexar County, Texas, at the common corner of said called 26.148 acres and a called 7.162 acres described in Deed recorded in Volume 11399, Page 92 and Volume 6392, Page 114, both in the Official Public Records of Real Property of Bexar County, Texas, for the southeast corner of the herein described tract, from which the west right-of-way line of Boerne Stage Road, a 100-foot Public right-of-way, bears +/-1,806 feet;

**THENCE:** S 77°49'39" W, along and with the common line of said called 26.148 acres and said remaining portion of the called 110 acres, a distance of 657.16 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", for the southwest corner of the herein described easement, from which a found 1/2" iron rod at the common corner of said called 26.148 acres and said remaining portion of the called 110 acres bears S 77°49'39" W, 672.29 feet;

**THENCE:** Departing said common line, over and across said called 26.148 acres, the following bearings and distances:

N 12°10'21" W, a distance of 108.66 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 22°24'06" E, a distance of 197.12 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 48°37'46" E, a distance of 232.74 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 00°47'37" E, a distance of 16.44 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 79°42'08" E, a distance of 277.80 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" at an angle point in the south line of a 30-foot wide Road and/or Utility Line right-of-way easement described in Volume 8313, Page 118, Volume 7365, Page 643 and Volume 7365, Page 636, all recorded in the Deed Records of Bexar County, Texas;



N 57°51'08" E, along and with said south line of said 30-foot wide Road and/or Utility Line right-of-way easement, a distance of 63.83 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson" at an angle point in said south line of the 30-foot wide Road and/or Utility Line right-of-way easement;

N 79°42'08" E, continuing along and with said 30-foot wide Road and/or Utility Line right-of-way easement, a distance of 85.78 feet to a point in the common line of said called 26.148 acres and the aforementioned called 7.162 acres, for the northeast corner of the herein described tract, from which a found 1/2" iron rod bears N 83°42'08" E, a distance of 0.33 feet;

THENCE: S 00°28'52" E, departing said south line of said 30-foot wide Road and/or Utility Line right-of-way easement, a distance of 419.13 feet to the POINT OF BEGINNING and containing 5.538 acres Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 12580-01 by Pape-Dawson Engineers, Inc.

PREPARED BY:	Pape-Dawson Engineers, Inc.
DATE:	May 12, 2022
REVISED:	December 2, 2022
JOB NO.	12580-01
DOC. ID.	N:\CIVIL\12580-01\Word\12580-01 MB-5.538 AC.docx



**EXHIBIT C TO STRATEGIC PARTNERSHIP AGREEMENT:  
DEPICTION OF THE LIMITED PURPOSE PROPERTY**



**EXHIBIT D TO STRATEGIC PARTNERSHIP AGREEMENT:  
SERVICE PLAN**



## WRITTEN AGREEMENT REGARDING SERVICES FOR PROPERTY IN THE BOERNE STAGE ROAD SPECIAL IMPROVEMENT DISTRICT

In the event the City annexes the Annexation Area pursuant to the terms of Section 4.6, of the Development Agreement between the City of San Antonio (hereinafter, referred to as "City") and Chesmar Homes, LLC, a Texas limited liability company (hereinafter referred to as "Owner"), the Parties agreed that Article VI of the Agreement shall constitute a Written Agreement Regarding Services required under Chapter 43, section 43.0672 of the Code; shall run with the land; and shall govern all municipal services to be provided to the Annexation Area. The City shall be under no further obligation to negotiate services with any subsequent owners of any property located or developed within the Annexation Area other than the services set forth herein, provided that upon annexation of the Annexation Area, if the municipal services have changed or otherwise include additional services not referenced herein, the City will provide all municipal services to the Annexation Area that apply to other properties located within the City limits within three (3) years after the date of annexation. The Agreement Regarding Services shall survive termination of this Agreement only to the extent the City annexes the Annexation Area pursuant to this Agreement.

In general, this Agreement Regarding Services includes three service components: *(1) Annexation Service Requirements, (2) Additional Services, and (3) a Capital Improvement Program*. The Parties agree that providing services includes having services provided by any method or means by which the City extends municipal services to any other area of the City. This may include causing or allowing private utilities, governmental entities and other public and private non-profit service organizations to provide such services by contract in whole or in part. It may also include separate agreements with associations or similar entities. Services shall be provided, and fees shall be assessed in accordance with the City's Code of Ordinances, as may be amended.

1 **Annexation Service Requirements.** The following services will be provided in the Annexation Area commencing on the effective date of the annexation for full purposes, unless otherwise noted.

1.1 **Police Protection.** The San Antonio Police Department ("SAPD") will provide protection and law enforcement services in the Annexation Area within the time frame established in section 1.1.

These services include:

- Routine patrols and responses;
- Handling of complaints and incident reports;
- Special units, such as traffic enforcement, criminal investigations, covert operations, K-9 Unit, Family Assistance Crisis Teams, Bomb Squad, and Special Weapons and Tactics Team; and
- Any other services or programs provided to the citizens of San Antonio at the time of annexation.

The Annexation Area will become part of an existing patrol district based upon factors such as the size of the area, population, and the expected number of calls for service. These factors will also determine the need for hiring additional patrol officers to ensure all patrol districts

are adequately staffed twenty-four (24) hours a day, seven (7) days a week, and to maintain an average response time. SAPD San Antonio Fear Free Environment Unit officers will be available to meet as requested to discuss police issues.

Police Substations are responsible for a Patrol "Service Area," under the command of a Captain. These Service Areas are divided into Patrol Sections. The Patrol Sections, with supervisory responsibilities assigned to Sergeants, are divided into "Patrol Districts." The "Patrol Districts" are geographically defined areas established for several reasons, including but not limited to:

- Serving as a manpower distribution tool based on call volume, population, area size, and geographic variables;
- Providing a means of establishing primary responsibility to individual officers, during their tour of duty, for various activities within a specific geographic area; and
- Providing an efficient and effective means of assigning, identifying, and locating officers, within a generalized area, using currently available technology.

The Annexation Area will be served by the substation assigned to that geographic area. There is no specific number of officers that can be assigned to a patrol district. Patrol districts are staffed with at least one officer, twenty-four (24) hours a day, seven (7) days a week. Many times, multiple officers are assigned to single districts.

Police services are initiated by on-sight officer activity, citizen requests, and any other means available. The most common means by which officers receive their assignments is through direct supervisory command and radio/computer transmissions by police dispatchers.

**1.2 Fire Protection and Emergency Medical Service ("EMS").** The San Antonio Fire Department ("SAFD") will provide fire protection services and EMS service. Service will be provided through the use of fire engines, ladder trucks, full-time and peak period EMS ambulances, Medical Officers, and Chief Officers. SAFD will be providing fire protection and EMS from the station assigned to that geographic area.

**1.3 Solid Waste Collection Services.** Solid Waste Collection services are provided, and fees are assessed in accordance with Chapter 14 of the City' Code of Ordinances, as may be amended. Fees for services are assessed monthly on CPS Energy Utility bills. If private collection services are used, the City solid waste fees will not be assessed.

**1.3.1 Commercial Solid Waste Services.** The City's Commercial collection for garbage are available on a case by case basis for qualifying businesses in a manner similar to residential services. Bulky item, brush and bagged leaf collections are not provided to businesses. If the City-provided commercial service is not desired, businesses may utilize private service providers.

**1.4 Operation and Maintenance of Water and Wastewater Facilities.** If, at the time of annexation, the Annexation Area is not being provided with water and wastewater service, the San Antonio Water System (“SAWS”) will extend water and wastewater service to the Annexation Area at the request of a resident pursuant to SAWS policies regarding extensions of service. SAWS will provide water and wastewater service in accordance with standard SAWS policies and procedures.

**1.5 Operation and Maintenance of Roads and Streets, including Street Lighting.** The Public Works Department is responsible for the maintenance and repair of streets, bridges, alleys, and related infrastructure within the City’s jurisdiction. Curbs, sidewalks, driveway approaches, curb ramps, and other street infrastructures are constructed in accordance with the City and the Americans with Disability Act standards. Service requests or community concerns for the Public Works Department’s response, such as pothole and base and pavement repairs are initiated through the City’s 311 call center or online services. These services include:

- Emergency Pavement Repair;
- Street Base and Pavement Repair;
- Preventative Street Maintenance;
- Guard Post and Guard Rail Maintenance;
- De-icing and Snow Removal Services;
- Neighborhood Access and Mobility Program;
- Emergency Street Closure Services; and
- Street Re-striping and Marking Services

Infrastructure Management Program (IMP) is a five (5) year rolling program, which focuses on the maintenance of the City infrastructure. Service needs are identified city-wide and are scheduled for street maintenance, alley maintenance, drainage maintenance, sidewalks, traffic signals, pavement marking, and Advance Transportation District (ATD) projects. The IMP provides the City a structured program schedule, potential for additional multiple year contract awards and improved utility coordination. During the budget process for each fiscal year of the City, the IMP is presented to City Council for approval. Amendments may occur throughout the year due to coordination with utilities or unforeseen conditions, such as inclement weather. The goal of the IMP is to provide the best possible maintenance for the City.

**1.6 Transportation Systems Management & Operations.** If necessary, the Public Works Department will provide regulatory signage services. Traffic signal stop and all other regulatory studies are conducted in conjunction with growth of traffic volumes. Traffic signs, signals, and markings are installed in conformance with the Texas Manual on Uniform Traffic Control Devices. Faded, vandalized, or missing signs are replaced as needed. “Call back” service is provided twenty-four (24) hours a day, three hundred sixty-five (365) days a year for emergency repair of critical regulatory signs. Requests for signage should be called into the City’s 311 Call Center.

**1.7 Storm Water Utility.** The Storm Water Utility is housed within the Public Works Department. The Storm Water Utility is responsible for drainage services as well as

the installation, operation, and maintenance of drainage infrastructure throughout San Antonio.

The Storm Water Utility Fee is intended to cover capital and maintenance expenses associated with drainage projects and fund operational services related to the Municipal Separate Storm Sewer System (MS4) Permit as required by Federal regulations. More information about the storm water rate plan is available at on the Public Works website.

The Storm Water Utility Fee is billed by SAWS on behalf of the City. Services are currently provided by the SAWS, in accordance with the SAWS's approved business plan and as limited by applicable codes, laws, ordinances, and special agreements. Storm Water Utility Fees will be assessed for the subject property.

**1.8 Street Lighting.** The planning of public streetlights is coordinated by the City's Development Services Department ("DSD"). CPS Energy will maintain public street lighting in accordance with City's policies. The City assumes the cost of electricity for public streetlights.

**1.9 Operation and Maintenance of Parks, Playgrounds and Swimming Pools.** Maintenance responsibilities for municipally owned parks, playgrounds, and swimming pools are the responsibility of the City. Any proposed or existing privately-owned parks, playgrounds, swimming pools, recreational facilities, and common spaces in the Annexation Area are the responsibility of the property owner(s).

**1.10 Operation and Maintenance of Any Other Publicly Owned Facility, Building, or Service.** Should the City acquire any other facilities, buildings, or services necessary for municipal services for the Annexation Area, an appropriate City department will provide maintenance services for them.

**2. Additional Services.** Certain services, in addition to the above services, will be provided within the Annexation Area commencing on the effective date of the annexation for full purposes, unless otherwise noted. They are as follows:

**2.1 Code Compliance.** The Code Compliance Division of DSD enforces the City codes and regulations to protect the health, safety and general welfare of the community. Current enforcement is provided to the following and is not limited to:

- Vacant dangerous premises and structures;
- Junked vehicles;
- Weeded vacant lots;
- Zoning UDC;
- Property maintenance;
- Minimum housing, including unsanitary premises;
- Front yard parking;
- Alley and right-of-way violations;
- Monthly inspections of salvage/junk yards;
- Monitoring and enforcing materials received at salvage/junk yards;
- Enforcement of garage sale permits; and

- The Code and ordinances enforced by DSD are subject to changes by the City Council.

**2.2. Building and Other Permits.** Incomplete construction must obtain building permits from DSD in accordance with the City codes. Incomplete construction implies that final inspections have not been conducted and approved. For new commercial construction, incomplete construction indicates approved final inspections for building, mechanical, plumbing, electric, fire, traffic, drainage, sidewalks, irrigation inspections have not been obtained. Other field inspections may be applicable for new commercial construction depending on the specific use and/or location of the Project. Any required permits, including, but not limited to, building, trade, and sign permits may be applied for at the Cliff Morton Development and Business Services Center located at 1901 South Alamo Street, San Antonio, Texas. In addition, as part of the permitting process, applicant will be required to adhere to the City's Tree and Landscape requirements. A one-stop development service counter has been created to assist the public with any development questions that relate to building, planning and TCI issues.

**2.3 Certificate of Occupancy.** New and existing businesses must obtain a Certificate of Occupancy and related inspections required by the City code from DSD and San Antonio Metropolitan Health District. In accordance with the adopted Building Code, no person may occupy a building or a space without first obtaining a Certificate of Occupancy. Certificates of Occupancy may be applied for at the Cliff Morton Development and Business Services Center located at 1901 South Alamo Street, San Antonio, Texas.

**2.4 Library Services.** The nearest library services to the Annexation Area can be identified through the San Antonio Public Library website.

The San Antonio Public Library locations provide the following services:

- Library materials for adults, young adults and children including books, periodicals, compact disks, DVD, videos, audio books, and electronic books;
- Programming for adults, young adults and children such as regularly scheduled story time;
- Book discussion groups and other topics of interest to the community; and
- Access to the website, databases and other computer programs, is available seven days a week through the web address [www.mysapl.org/digital](http://www.mysapl.org/digital).

Professional staff is available to assist library customers with reference and reader's advisory questions and public meeting room space are available. More information is available at the San Antonio Public Library Website: [www.mysapl.org](http://www.mysapl.org).

**2.5 Health Department Services.** The San Antonio Metropolitan Health District ("SAMHD") currently provides certain public health services, including dental screening and treatment, communicable disease control, emergency preparedness and response, and health education to persons residing in the Annexation Area through an inter-local agreement with Bexar County-University Health Systems. Upon full purpose annexation the following additional services will become available:

- Investigation of public health related complaints including food borne illness, recreational water quality, and public swimming pools and spas, and investigation of toxic exposures;
- Permitting and routine sanitation inspections of food establishments, schools, day cares, swimming pools and mobile living parks;
- Enforcement of the City's smoking ordinance in public places;
- Investigation of reported elevated Blood Lead Levels in children;
- Access to community health clinics; and
- Medical Assistance Program benefits.

SAMHD will provide additional services for oversight of day care centers, semi-public swimming pools, air quality permits, and livestock issues.

**2.6 Animal Care Services.** The Annexation Area will receive the same level of service as within the City Limits of the City. These services include, but may not be limited to, animal enforcement and control, educational and public outreach, low cost animal related resources such as microchips and spay/neuter services, and community cat program services.

**2.7 Other Services.** The City Departments with jurisdiction in the Annexation Area will provide services according to City policy and procedures.

**3 Capital Improvements Program.** The City will initiate the construction of capital improvements as may be necessary for providing municipal services. The timing for the construction of capital projects that may be necessary for the delivery of municipal services will be done in accordance with the requirements of Subchapter C of Chapter 43, of the Code.

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

**3.1 Police Protection.** No capital improvements are necessary at this time to provide police services.

**3.2 Fire Protection.** No capital improvements are necessary at this time to provide fire services.

**3.3 Emergency Medical Service.** No capital improvements are necessary at this time to provide EMS services.

**3.4 Solid Waste Collection.** No capital improvements are necessary at this time to provide solid waste collection services.

**3.5 Roads and Streets.** No newly constructed road or street related capital improvements are necessary at this time to provide services. The City will assume maintenance responsibilities for all public streets.

**3.6 Parks, Playgrounds and Swimming Pools.** No capital improvements are

necessary at this time to provide parks and recreation services.

3.7 **Library Services.** No capital improvements are necessary at this time.

3.8 **Capital Improvements Planning.** The Annexation Area will be included with other territory within the municipality in connection with planning for new or expanded facilities and/or services. All other capital improvements will be considered through the 6-Year Capital Budget that represents the City's long-range physical infrastructure development and improve plan. Major funding sources are General Obligation Bonds, Certificates of Obligation, Storm Water Revenue Bonds, and Community Development Block Grants as applicable. Capital projects are placed in inventory by the City Council representative through input from community and neighborhood associations, other public processes, and comprehensive planning processes.

This Article in no way prohibits the City from amending any or modifying any of the above programs or services in accordance with the police, legislative, and regulatory power of the City. Any such changes in services that apply to all properties for which the above services are provided shall apply to all property annexed pursuant to this Agreement.